Existing Conditions Report

Department of Community Development
Planning Branch
May 1981

On peut obtenir cette brochure en français

Walkley Study·*Etude Walkley*

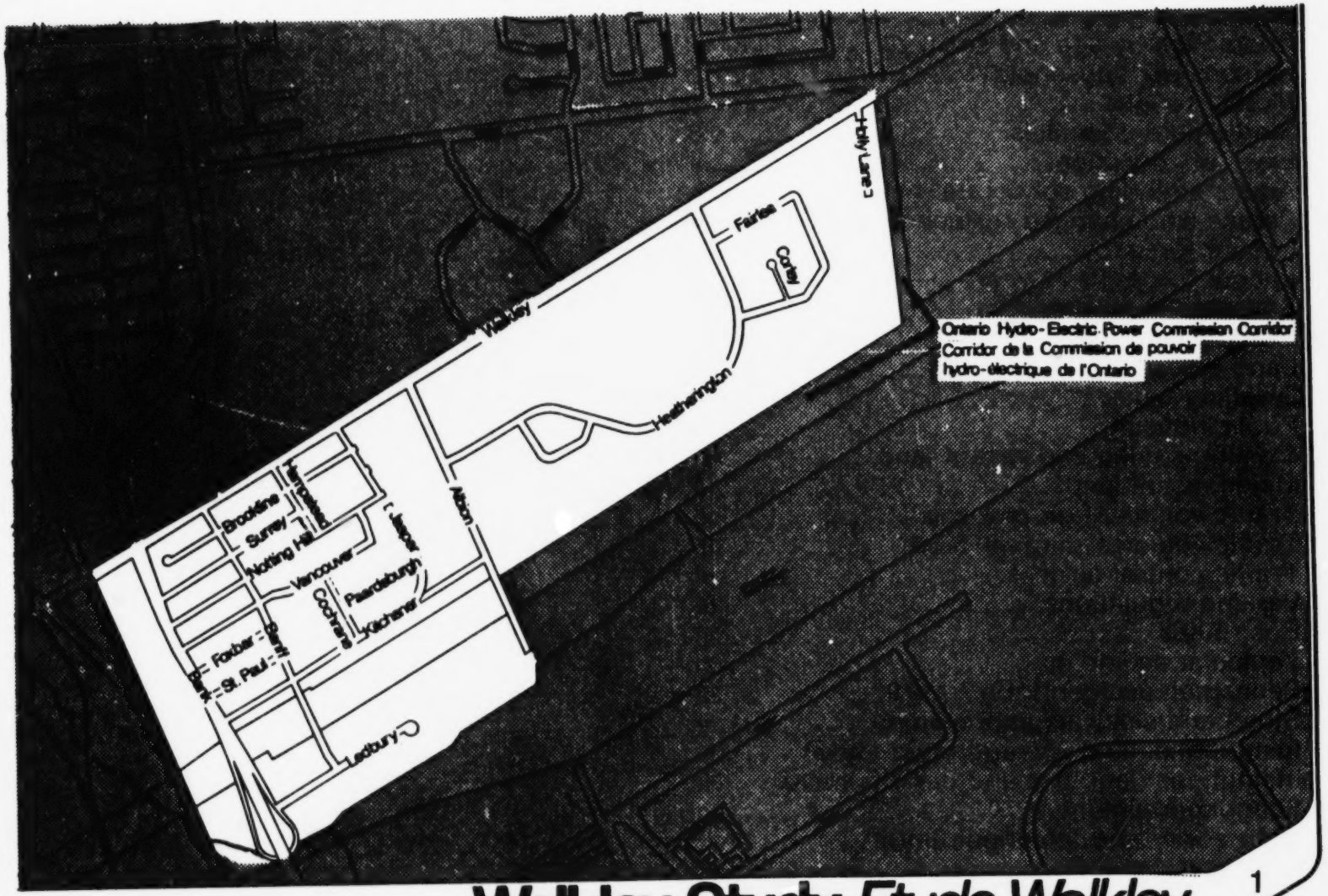
Table of Contents

		Page
I.	**Introduction**	1
II.	**The Study Area**	1
III.	**Demographic Data**	1
1.	Population growth	1
2.	Population by age and sex	3
3.	Persons per household	3
4.	Mother tongue	3
5.	Single-parent families	3
6.	Education	3
7.	Residential mobility	5
8.	Labour force	5
IV.	**Land Use**	5
1.	Soils	5
2.	Types of land use	8
3.	Zoning	10
V.	**Transportation**	14
1.	Introduction	14
2.	Classification of roads	14
3.	Traffic volumes	17
4.	Traffic and parking control	17
5.	Bus routes	17
6.	Accidents and injuries	17
7.	Additions and changes to the road system	23
VI.	**Parks**	25
VII.	**Churches and Schools**	28
1.	Churches	28
2.	Schools	28
	Public schools	28
	Separate schools	31
VIII.	**Social Services**	32
1.	Counselling	33
2.	Education, adults	33
3.	Emergency services	33
4.	General social services	33
5.	Health	34
6.	Housing	34
7.	Recreation	34
8.	Young people	34
IX.	**Utilities**	35
1.	Sewers	35
2.	Water	35
3.	Gas	35
4.	Hydro	35
5.	Telephone service	35

List of Figures

Page

Study area. VI
Population growth. 1
Population by age and sex. 2
Persons per household. 3
Mother tongue. 3
Single-parent families. 3
Level of education. 4
Adults attending school full-time. 4
People who changed residence, 1971-1976. . 5
Labour force. 5
Labour force, 15-24 years 5
Soils and contours. 6
General land use. 7
Land use. 8
Dwelling types. 8
Public housing. 9
Existing zoning and vacant land. 11
Major vacant lands. 13
Traffic volumes (a.m. peak hour) 15
Traffic volumes (p.m. peak hour). 16
Traffic control devices. 18
Parking regulations. 19
Bus routes. 20
Vehicular accidents. 21
Pedestrian accidents 1977-1979. 22
Street and sidewalk improvements. 24
Institutional land use and parks (parks). 26
Institutional land use and parks (schools). . . 29
School enrollment. 30
Main sewer and telephone lines
and local gas lines. 36



Walkley Study · *Etude Walkley*

I. Introduction

This report comprises the initial presentation of data to be used in the City's Walkley Area Study. Public participants and City staff will be reviewing it for errors and omissions, drawing conclusions from it and embodying it in proposals during the course of the Study.

The demographic data is taken from the 1971 and 1976 Censuses of Canada; other material has been furnished by the Planning Branch's Research Division, the Regional Municipality of Ottawa-Carleton's Transportation Department, various social service agencies and the utilities. Data from the Province's Assessment Rolls, available for 1978 and 1979, has the advantage of being more timely than the Census but needs to be checked for accuracy in the Walkley Area before it can be used.

As the data was being prepared for inclusion in the report, various problems, opportunities and challenges came to mind which have been listed under the heading of "Possible Concerns". These lists are not meant to be definitive; rather, they are aimed at stimulating ideas about what the Study can do to enhance the Walkley Area.

II. The Study Area (figure 1)

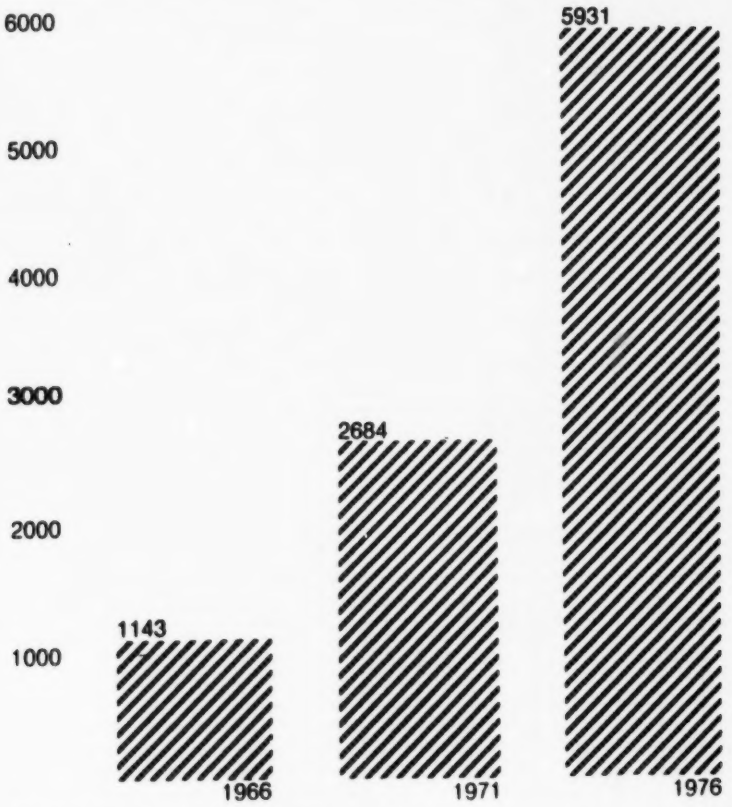
The Walkley Area is bounded by Walkley Road on the north, the small Hydro corridor behind Holly Lane on the east, the larger Hydro corridor and the Canadian National railroad tracks on the south, and the Canadian Pacific tracks on the west. The Planning Branch first recommended this general area for a study in 1979, citing such reasons as low incomes, a large proportion of small children and the lack of recreational facilities. These factors differentiate the Walkley Area from the adjoining residential districts to the north; on the other sides, industrial and commercial land sets the area off from nearby residential communities.

III. Demographic Data

1. Population growth (figure 2)

The population of the Walkley Area more than doubled from 1971 to 1976. Because of this, very

2 Population Growth

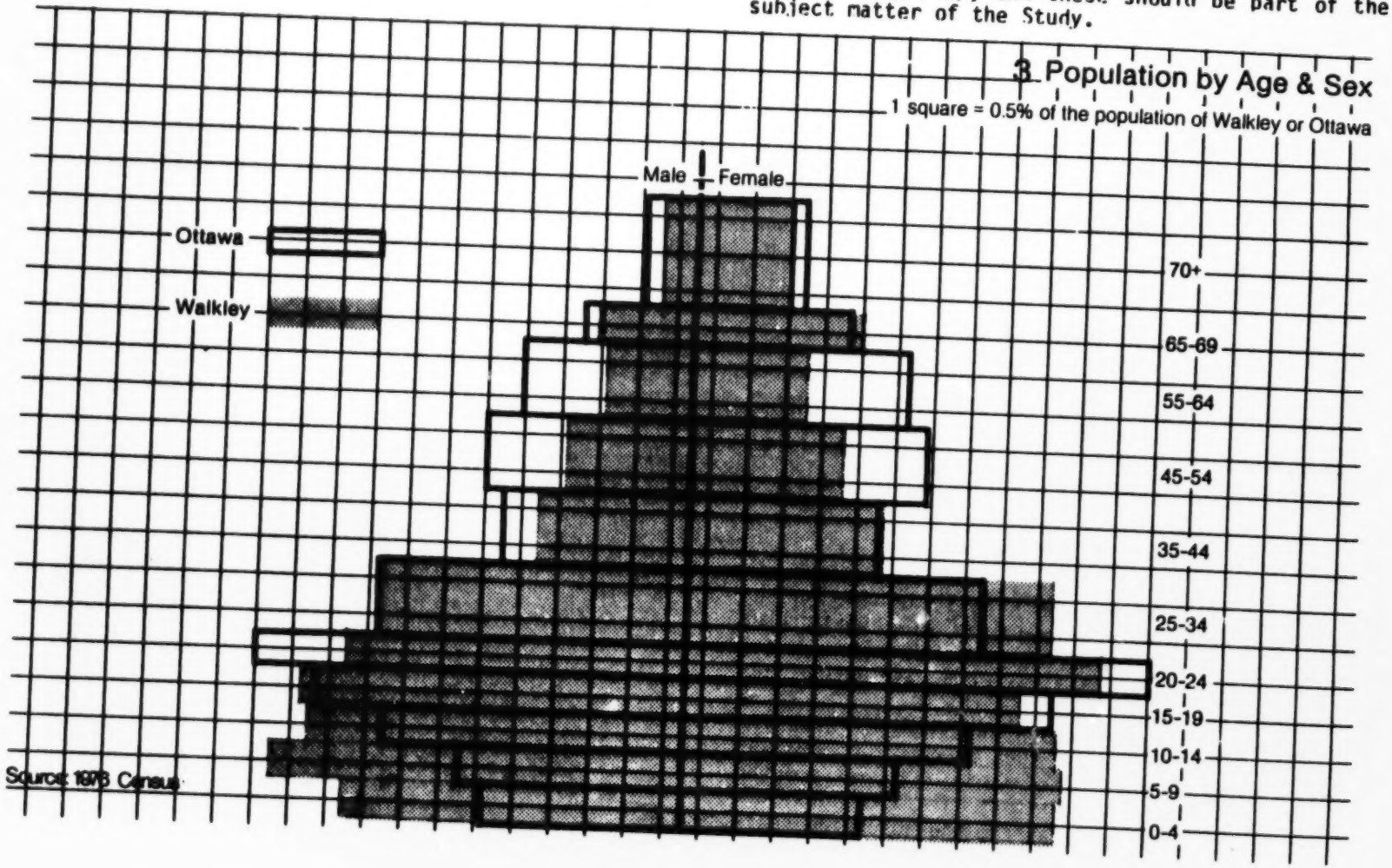


Source: 1966, 1971 and 1976 Censuses

little pre-'76 data is used in this section; not only is it somewhat out of date, but it applies to only a minority of the population. (That minority is even smaller than the graph would suggest, since some of the '71 population moved elsewhere by '76.) Provincial Assessment figures suggest that the population has leveled off and even dropped slightly since 1976, but this needs further checking for accuracy.

Possible Concerns

This type of sudden growth often leaves an area deficient in a range of facilities and services (shopping, transportation, recreation, etc.). Even though five years have passed since the '76 Census, there may well be categories in which Walkley has not yet caught up, and these should be part of the subject matter of the Study.



2. Population by age and sex (figure 3)

Walkley had a younger population than Ottawa's in 1976; there was a considerably greater proportion under 15, balanced by a smaller proportion over 35. This holds true even with the senior citizens' housing taken into account.

Possible Concerns

A review of facilities and services for children might be in order (e.g., are street crossings safe in areas heavily used by children? Is recreation adequate? Is there a need for special programs in child care, nutrition, physical security?)

3. Persons per household (figure 4)

Ottawa's, and indeed Canada's, households have been declining in size because of such factors as lower birth rates and the larger proportion of non-family households. It is likely that these factors apply to Walkley as well, although no direct comparisons with earlier years are feasible because of the large population increase after 1971.

4 Persons per Household

Walkley	Ottawa
2.8	2.6

Source: 1976 Census

4. Mother tongue (figure 5)

Possible Concerns

Since Walkley almost exactly mirrored Ottawa's split on language, it would be reasonable to expect approximately the same range of linguistic services in the two areas. (This will naturally be subject to local preferences, the influence of scale, etc.) There may be a need for additional services in Walkley, such as adult education classes in French, that the Study can help identify.

5 Mother Tongue

	Walkley	Ottawa
English	71%	70%
French	21	20
Other	8	10
	100%	100%

Source: 1976 Census

5. Single-parent families (figure 6)

Possible Concerns

Since the proportion of single-parent families in Walkley far exceeded Ottawa's level, and in some sub-areas was undoubtedly higher still, it would be good to check the need for additional support services like day care, transportation and organized recreation.

6 Single-Parent Families

Walkley	Ottawa
24%	14%

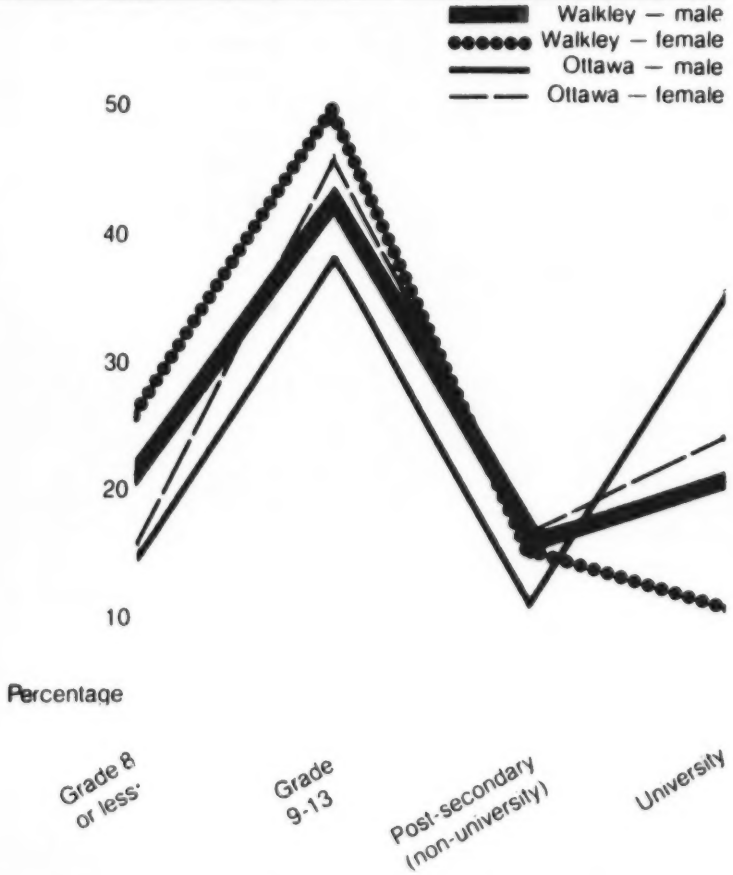
Source: 1976 Census

6. Education (figures 7 and 8)

The number of years of formal education did not differ greatly for men and women in Walkley and Ottawa until university level was reached. Here, the lines on the graph diverge; only about a third of the people in Walkley completing some university

were women, and both sexes were below their Ottawa counterparts. The percentage of the different groups attending school full-time, shown in the second graph, reinforces this; women in Walkley attended school less often than any of the others.

7 Level of Education

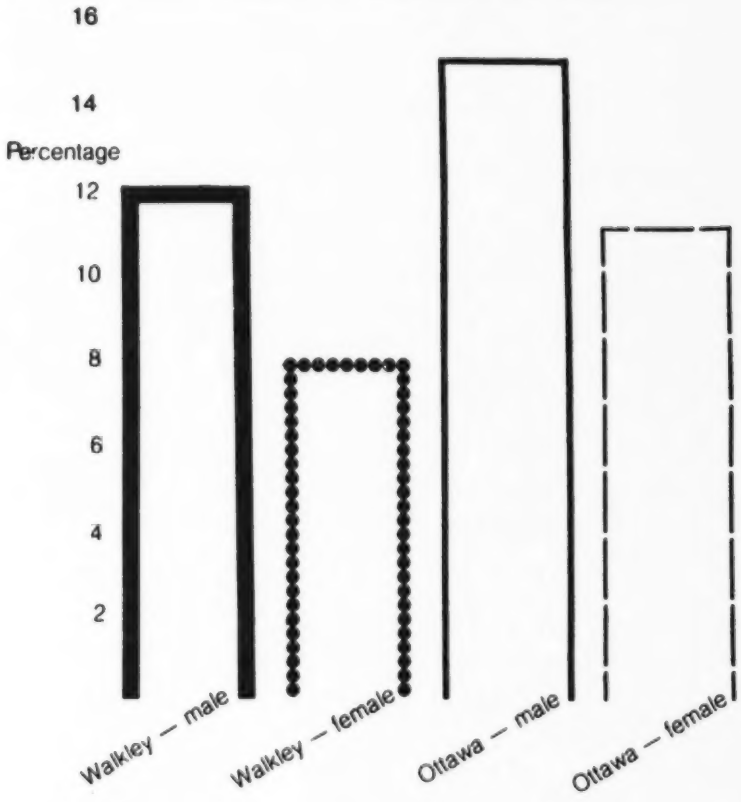


Persons 15 and older not attending school full-time
Total of four grade levels - 100%
Source 1976 Census

Possible Concerns

When the above data is considered together with the large proportion of single-parent families (almost always headed by a woman), education becomes an area of interest for the Study. Could standards of living be improved through adult education? Are

8 Adults Attending School Full-Time



Persons 15 and older attending school full-time
Source 1976 Census

apprenticeship programs needed? Are the existing classes (there are quite a few of them) adequate but unpublicized or hard to get to?

7. Residential mobility (figure 9)

Although the proportion of movers in Walkley appears very high, much of it is accounted for by the doubling in population that occurred from 1971 to 1976. Thus, there is no reason to assume from Figure 9 that Walkley residents have a higher turnover than their Ottawa counterparts.

9 People who Changed Residence, 1971-1976

Walkley	Ottawa
74%	56%

Residents of Walkley or Ottawa in 1976 who were 5 years old or over and changed their residence during the preceding 5 years.

Source: 1976 Census

8. Labour force (figures 10 and 11)

Both women and men in Walkley had slightly lower participation rates, and slightly higher unemployment, than their Ottawa counterparts.

Teenage unemployment was a problem in Walkley in 1976, as the second table shows. This is linked to the low number of people in university (see above): Walkley had a large teen-age labour force, and it lacked the educational qualifications for many of the available jobs. For the 20- to 24-year-old group, however, the unemployment rate was lower than for their Ottawa counterparts.

Possible Concerns

If more current data shows adolescent unemployment is still a problem, there are several possible ways of dealing with it: job counselling, classes for high school drop-outs, job creation schemes, etc. These can be considered in the Study.

10 Labour Force

Male	Walkley	Ottawa
Participation Rate	72%	76%
Unemployment Rate	8	7
Female		
Participation Rate	45	52
Unemployment Rate	9	7

"Labour force" includes those people 15 and over who are either working or seeking work.

Source: 1976 Census

11 Labour Force, 15-24 years

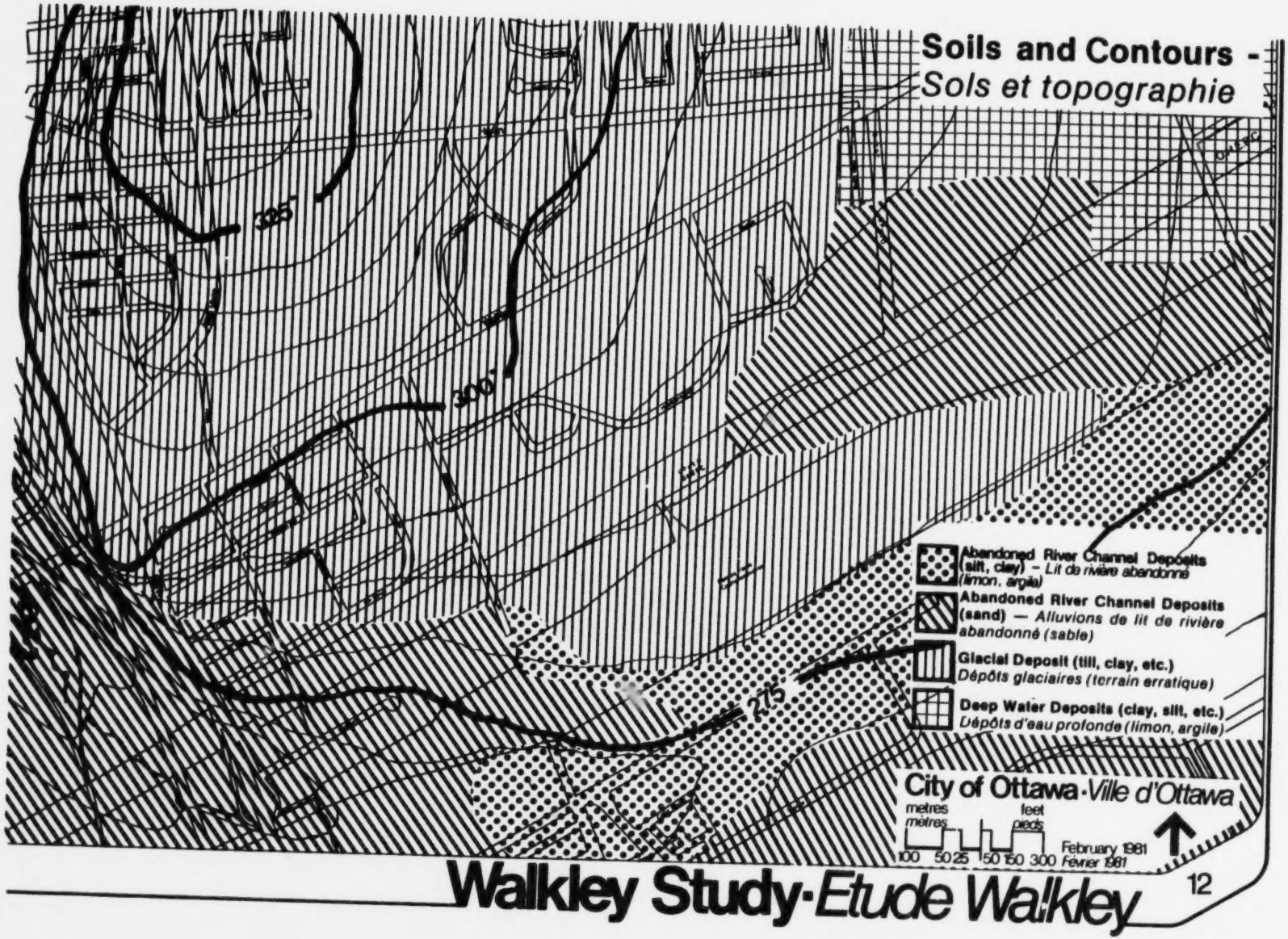
Male Unemployment	Walkley	Ottawa
15-19	24%	15%
20-24	4	13
Female Unemployment		
15-19	18	12
20-24	8	10

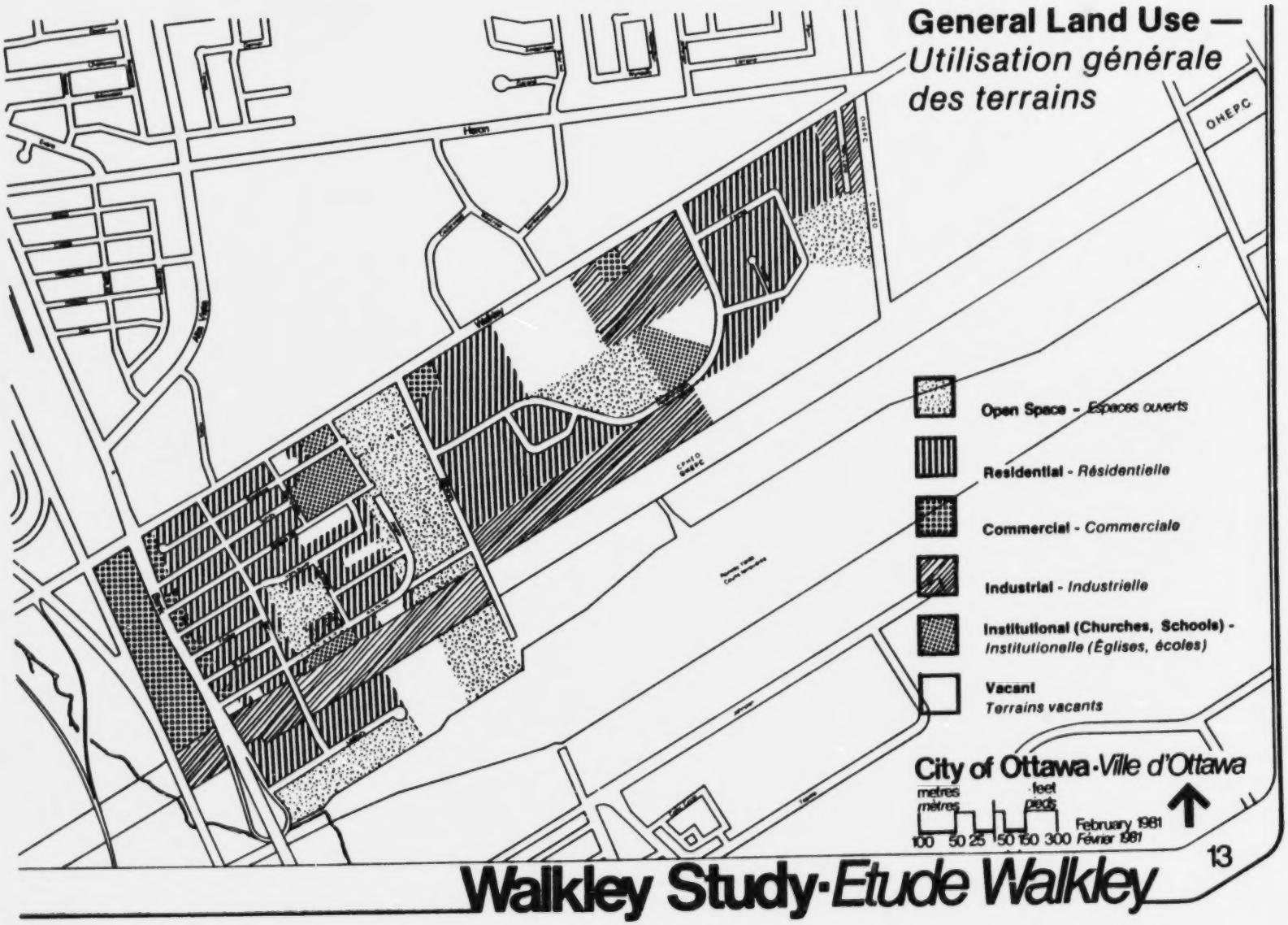
Source: 1976 Census

IV. Land Use

1. Soils (figure 12)

Walkley was once under water, and its soils are the deposits left by the rivers, lakes and glaciers that characterized this area. In their compacted form, these soils provide a good base for building construction, but the looser varieties may present problems. The depth of bedrock should also be taken into account. For these reasons, a soils report must accompany each proposed development, so that site-specific conditions can be considered in approving the project.


Soils and Contours -
Sols et topographie
325
300
275
Abandoned River Channel Deposits (silt, clay) – Lit de rivière abandonné (limon, argile)
Abandoned River Channel Deposits (sand) — Alluvions de lit de rivière abandonné (sable)
Glacial Deposit (till, clay, etc.)
Dépôts glaciaires (terrain erratique)
Deep Water Deposits (clay, silt, etc.)
Dépôts d'eau profonde (limon, argile)
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
100 50 25 50 150 300
February 1981
Février 1981
Walkley Study · Etude Walkley
12


General Land Use —
Utilisation générale
des terrains
OHEPC
Heron
Walkley
Open Space - Espaces ouverts
Residential - Résidentielle
Commercial - Commerciale
Industrial - Industrielle
Institutional (Churches, Schools) -
Institutionelle (Églises, écoles)
Vacant
Terrains vacants
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
100 50 25 150 150 300
February 1981
Février 1981
13
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2. Types of land use

A map of land use by type is shown in Figure 13; these types are translated into hectares/acres and percentages of the whole in Figure 14.

14 Land Use

	Hectares	Acres	Percentage
Residential	42.9	106	28
Open Space & Parks	21.8	54	14
Industrial	25.9	64	17
Hydro Corridor	8.5	21	6
Other Industrial Land	17.4	43	11
Commercial	10.9	27	7
Institutional	5.4	13	3
Vacant	21.4	53	14
Streets	25.5	63	17
	153.8	380	100

Source: Planning Branch work sheets

Residential - the percentage of units and of hectares/acres for each housing type is shown in Figure 15; public housing is shown in Figure 16.

The density of population and of dwelling units, calculated by dividing population and dwelling units respectively by the area they occupy, is generally above the Ottawa average but not at an extreme. (It is 23 persons per hectare [56 persons per acre] and 8 units per hectare [19 units per acre] for Walkley; the Ottawa comparison is an estimate since calculations have not been done on a city-wide basis.) From the land use table, there is a generous 1:2 ratio of open space and parks to residential land, and this can help to offset the effects of higher residential density. Some of the recreational land has not been developed, however.

15 Dwelling Types

	Walkley % of residential land	Walkley % of units	Ottawa % of units
Single-family	43	13	31
Doubles, duplexes	—	—	21
Row Housing	39	40	
Apartments	18	47	48
	100	100	100

Source: Planning Branch work sheets; 1976 Census.

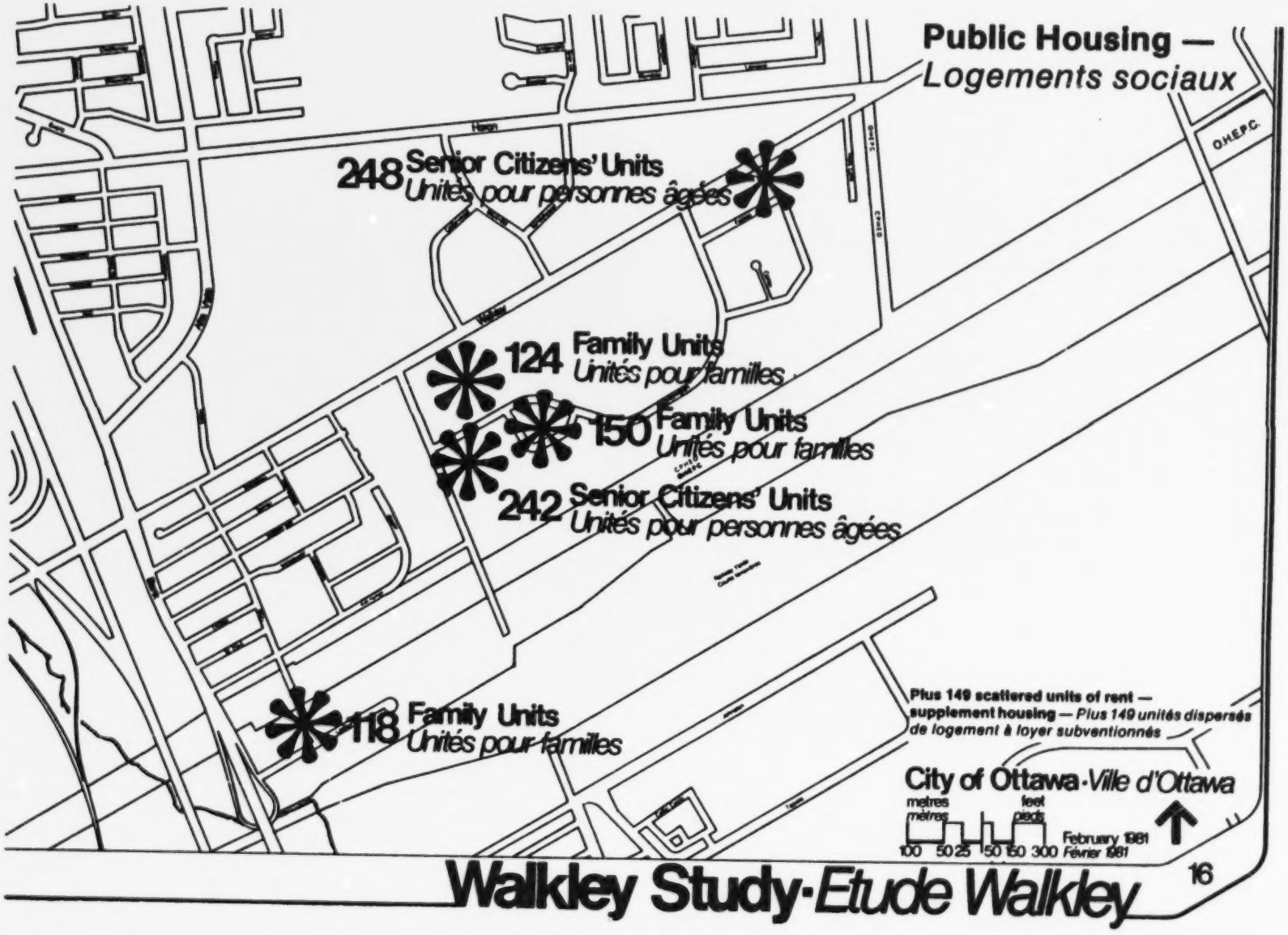
The condition of housing in Walkley is good, as shown in a survey conducted by the City in January 1981. On a "good-fair-poor" scale, only a few buildings were fair and practically none were poor. The recent construction date of most buildings -- virtually the entire area is post-1945 -- largely accounts for this.

The number of units of publicly owned housing for families and the elderly, together with scattered rent-supplement units, is 1,031 or 44% of Walkley's residential units. This is one of the higher concentrations in Ottawa.

Possible Concerns

Further development of the open space and parks, a way of dealing with some of the implications of localized high density, can become one of the recommendations of the Study. This would probably follow a more intensive review of the needs of the relevant sub-areas.

The concentration of public housing, like a number of other indices that usually imply limited incomes (single-parent families, housing projects for the elderly, etc.), suggests a review of support services like shopping (availability and cost), day care, transportation, social services and recrea-


Public Housing —
Logements sociaux
248 Senior Citizens' Units
Unités pour personnes âgées
124 Family Units
Unités pour familles
150 Family Units
Unités pour familles
242 Senior Citizens' Units
Unités pour personnes âgées
118 Family Units
Unités pour familles
OHEPC
Plus 149 scattered units of rent —
supplement housing — Plus 149 unités dispersés
de logement à loyer subventionnés
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
100 50 25 0 50 150 300
February 1981
Février 1981
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16

tion. (Until more timely income date is available from the 1981 Census, it is necessary to use indirect evidence like the above for income levels because the 1971 data, the latest available, is both obsolete and inapplicable to a majority of the people in Walkley.)

Open Space and Parks - the 21.8 hectares (54 acres) of recreational land is owned partly by the City and partly by the National Capital Commission, which leases some of its holdings to the City for park space. The remainder of its land, 9.9 hectares (25 acres), is the corridor west of Albion Road, which the Commission wants to keep as open space or see developed as part of a linear park system.

Possible Concerns

A review of this land for more intensive recreational development has already been mentioned above. Individual parks in Walkley are reviewed in a later section.

Industrial - Walkley has a large amount of industrial land in close proximity to housing (the Hydro yard and corridors, the City yard and Department of Transportation facility on Walkley Road, warehousing on Holly Lane). In addition, there is an even larger amount of such land now in use or zoned for industry just outside the Study Area (the railway yard, the land awaiting industrial development east of Holly Lane). The City's South Ottawa Industrial Area Development Study will include proposals for the industrial land outside the Walkley Area.

Possible Concerns

Although most of the industry in Walkley seems relatively benign, the sheer amount of this land use and its proximity to the residential area suggest a review for possible environmental problems (noise, traffic, pollution, etc.). In addition, a good linkage should be maintained with the City's South Ottawa Study so that land and roads next to Walkley can be planned for in a compatible way.

The Hydro corridors, which are unused except for pylons and overhead cables, might be opened up for recreational use and/or to serve as buffers between industrial and residential areas. (Vacant land in Walkley that is zoned for industrial use is treated below.)

Commercial - the major commercial area is the regionally oriented strip along Bank Street, with the main uses on the west side. There is also some scattered commercial development along Walkley Road, and a new shopping centre just outside the Walkley Area in Heron Gate.

Possible Concerns

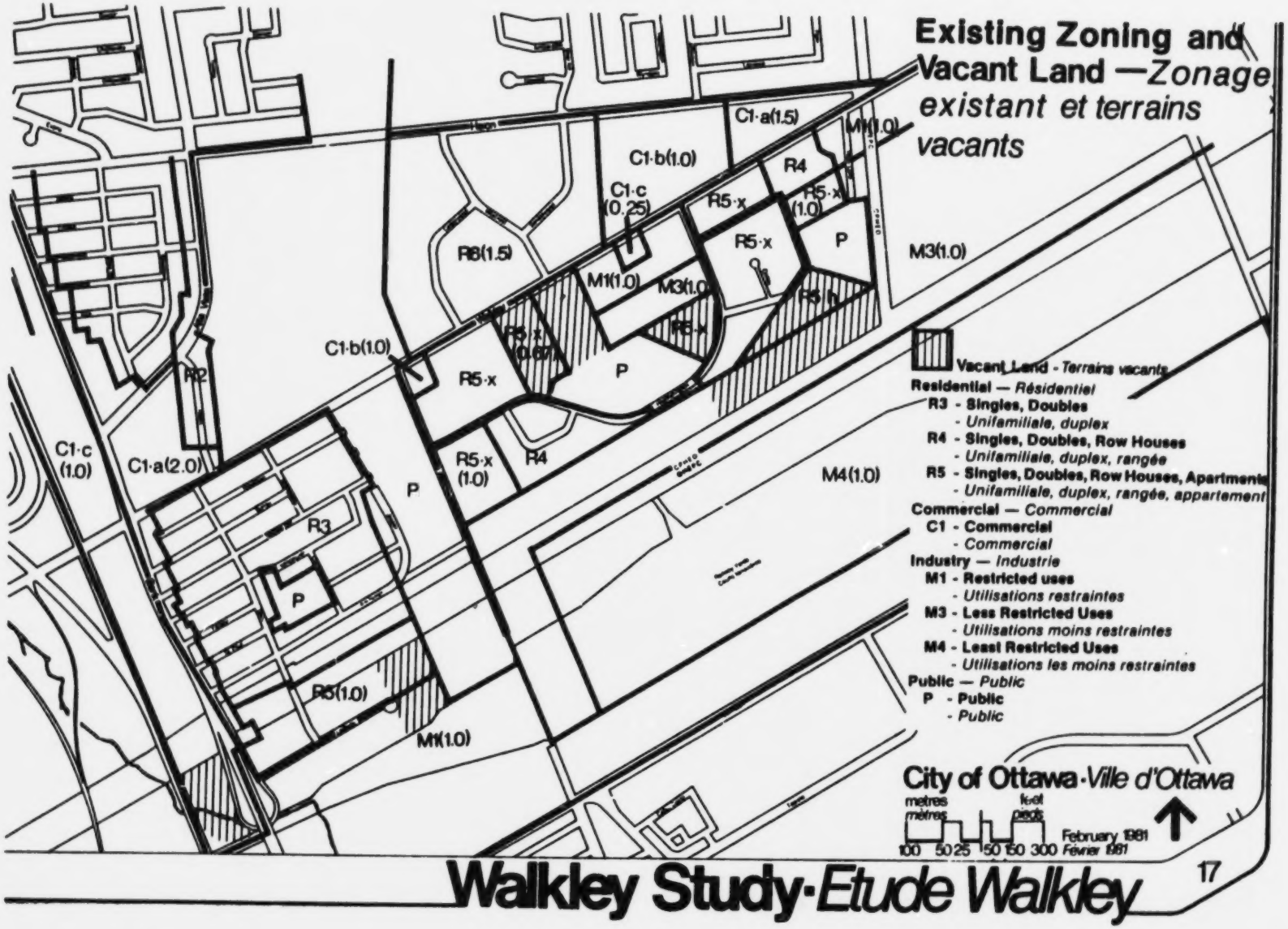
There do not seem to be major problems associated with commercial uses in Walkley, but some concerns about pedestrian access and existing commercial zoning are treated below in the transportation and zoning sections, respectively.

Institutional - (see below under "Schools and Churches".)

Vacant - (see below under "Zoning".)

3. Zoning (figure 17)

Zoning is a means of controlling land use by specifying what is permitted on each property in a given area. It is the City's main tool, under Ontario's Planning Act, to regulate development or redevelopment in accordance with the City's Official Plan and area development plans. Besides permitted uses, zoning by-laws specify densities, building heights, yards, parking requirements and other controls on land use.


Existing Zoning and Vacant Land — Zonage existant et terrains vacants
C1-a(1.5)
M1(1.0)
C1-b(1.0)
R4
C1-c (0.25)
R5-x
R5-x (1.0)
R8(1.5)
M1(1.0)
M3(1.0)
R5-x
P
M3(1.0)
R5-x
C1-b(1.0)
R5-x (0.67)
P
R2
R5-x
C1-c (1.0)
C1-a(2.0)
R5-x (1.0)
R4
M4(1.0)
P
R3
P
R5(1.0)
M1(1.0)
Vacant Land - Terrains vacants
Residential — Résidentiel
R3 - Singles, Doubles
- Unifamiliale, duplex
R4 - Singles, Doubles, Row Houses
- Unifamiliale, duplex, rangée
R5 - Singles, Doubles, Row Houses, Apartments
- Unifamiliale, duplex, rangée, appartement
Commercial — Commercial
C1 - Commercial
- Commercial
Industry — Industrie
M1 - Restricted uses
- Utilisations restraintes
M3 - Less Restricted Uses
- Utilisations moins restraintes
M4 - Least Restricted Uses
- Utilisations les moins restraintes
Public — Public
P - Public
- Public
City of Ottawa · Ville d'Ottawa
metres mètres
feet pieds
100 50 25 0 50 100 200 300
February 1981
Février 1981
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17

Residential zones in Walkley include three types:

R3 permits single-family dwellings and accessory uses. Diplomatic residences, schools, parks, churches and similar uses are also permitted. The minimum lot size is 465 square metres (5,000 square feet).

R4 permits all uses allowed in an R3 zone plus duplex, semi-detached, converted and row dwellings. The minimum lot size for all types with the exception of single-family units is 557 square metres (6,000 square feet); single-family lots must be at least 464 square metres (5000 square feet). Maximum density for row housing is 15 units per acre. A home occupation (that is, one of a limited range of occupations carried on entirely within a dwelling unit by the occupant as a secondary use) is also permitted. Limited conversion of existing housing to apartments is permitted if several conditions are met.

R5 allows for all uses permitted in the R4 zone plus low-rise apartments, ecclesiastical residences, homes for children and the aged, licensed day nurseries, rooming houses and other uses of a similar nature. The minimum lot size for multiple dwellings is 557 square metres (6,000 square feet).

An "x" added to a residential zone indicates some exception or addition to the specified uses. An "h" suffix indicates a holding zone where some new zoning is to be established.

Maximum densities are controlled by the Floor Space Index (FSI), which is the ratio between the permitted floor area of a building and its lot size. For instance, on a lot of 10,000 square metres with an FSI of 1.5, one could erect a building with 15,000 square metres of floor space.

Commercial zones in Walkley also number three types:

C1-a permits a wide range of retail, public and office uses. The "a" suffix also permits residential development provided that 50% of the ground floor is used for commercial purposes.

C1-b permits the development of all commercial uses allowed in the C1-a zone; however, no residential uses are permitted.

C1-c zones have special conditions attached to the general commercial zoning. In the case of the C1-c (1.0) zone on Bank Street,

a) no residential uses are permitted;

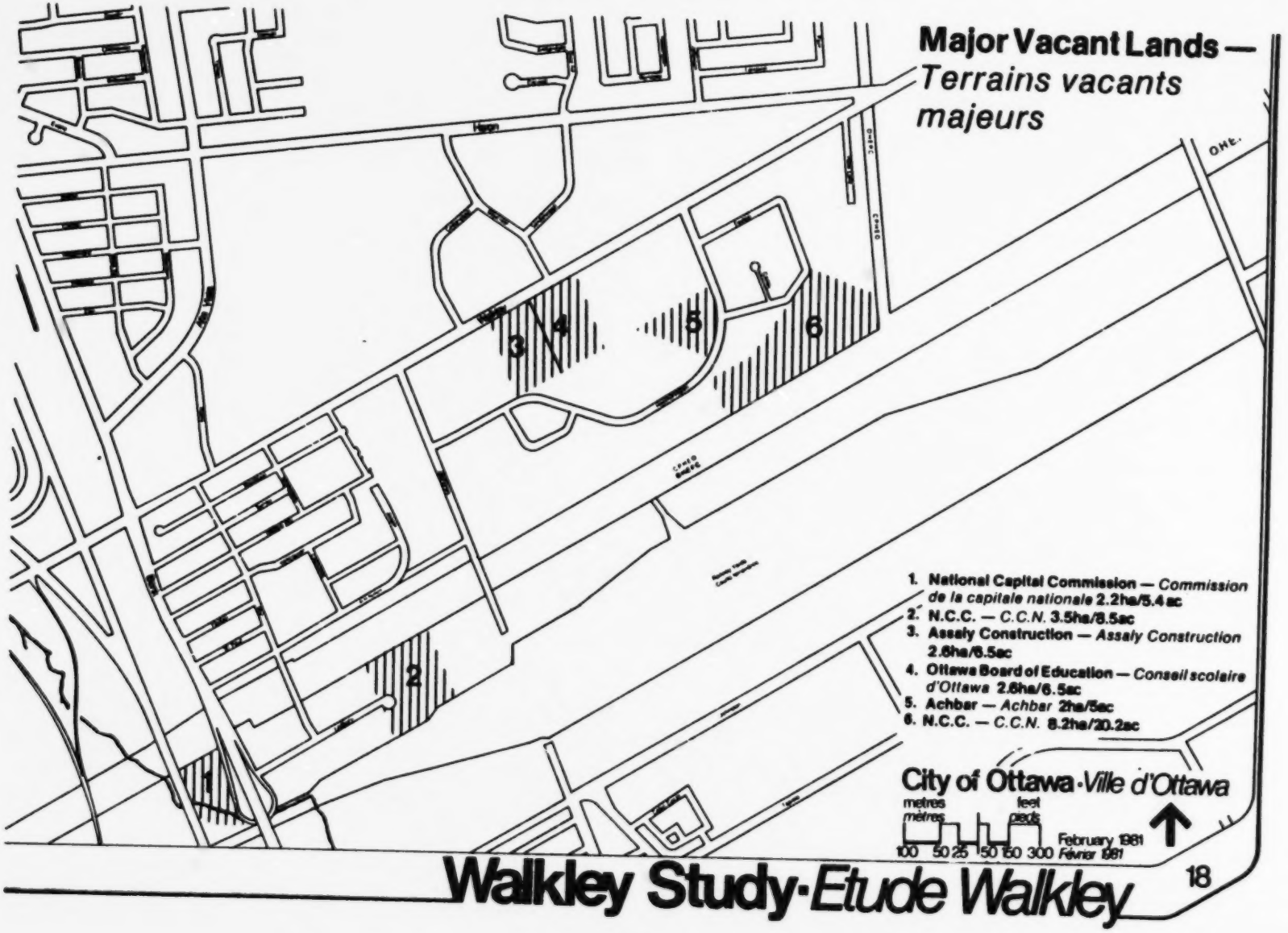
b) in addition to the uses permitted in the by-law, the existing industrial uses at the time of the passing of the amending by-law are also permitted; and

c) the Floor Space Index may be used to its fullest extent for commercial purposes without any residential component.

Public zones permit a wide range of open space and institutional uses including parks, cemeteries, community centres, places of worship, group homes, public utility installations and municipal yards.

Industrial zones in Walkley include two categories, M1 and M3. The former permits a restricted range of industrial uses, all of which must be enclosed; the latter includes a less restricted range and the enclosure provision is dropped. Neither category permits offensive uses (i.e., ones involving noise, pollution, etc.).

Vacant Land (Figures 17 and 18) is shown by location, zoning, ownership and size of lot. Zoning is particularly important for vacant land, as the developed land in Walkley is mostly filled up and not


Major Vacant Lands —
Terrains vacants majeurs
1. National Capital Commission — Commission de la capitale nationale 2.2ha/5.4 ac
2. N.C.C. — C.C.N. 3.5ha/8.5ac
3. Assaly Construction — Assaly Construction 2.6ha/6.5ac
4. Ottawa Board of Education — Conseil scolaire d'Ottawa 2.6ha/6.5ac
5. Achbar — Achbar 2ha/5ac
6. N.C.C. — C.C.N. 8.2ha/20.2ac
City of Ottawa · Ville d'Ottawa
metres mètres
feet pieds
100 50 25 150 60 300
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18

yet suitable for redevelopment. (Individual vacant sites are discussed below).

Possible Concerns

In the developed area, the C1-a(2.0) zone on the east side of Bank Street could cause access problems on Bank and the adjoining east-west streets if it were developed to its full 2.0 capacity. (Currently it is well below that.) A review of the Floor Space Index and the carrying capacities of the adjoining streets would seem warranted.

The park south of Ledbury is zoned for industrial use. The City's Official Plan, however, shows it as a residential area. The three-way split among recreational, industrial and residential uses should be resolved. (Either industrial or residential use would entail considerable buffering to separate incompatible adjoining uses.)

In the vacant lands, the #2 site (Figure 18) adjoins the park south of Ledbury just discussed. Part of the site is zoned industrial and involves the same concerns mentioned for the park. The rest of the site is zoned residential [R5(1.0)] and presents less of a difficulty, as it is further from the railway tracks and would not cause problems for the adjacent uses. It would, however, need some extension of the street system as it is not now serviced with roads.

The #4 site, owned by the public school board, was originally intended for a new school but is available for other uses as the board no longer plans to build here. Recreation is a good possibility for this site.

Site #6, owned by the National Capital Commission, involves two quite different zones (Figure 17) and will require careful planning to ensure that the mix of land uses is compatible. Residential and industrial areas abut each other; there have been requests to rezone some of the nearby public land to industrial; and the present industrial zone lacks a road system. Perhaps the most important consideration will be to protect the residential land from industrial noise, pollution and traffic, and to ensure that enough recreation land is kept to serve new housing as well as the existing residential area.

V. Transportation

1. Introduction

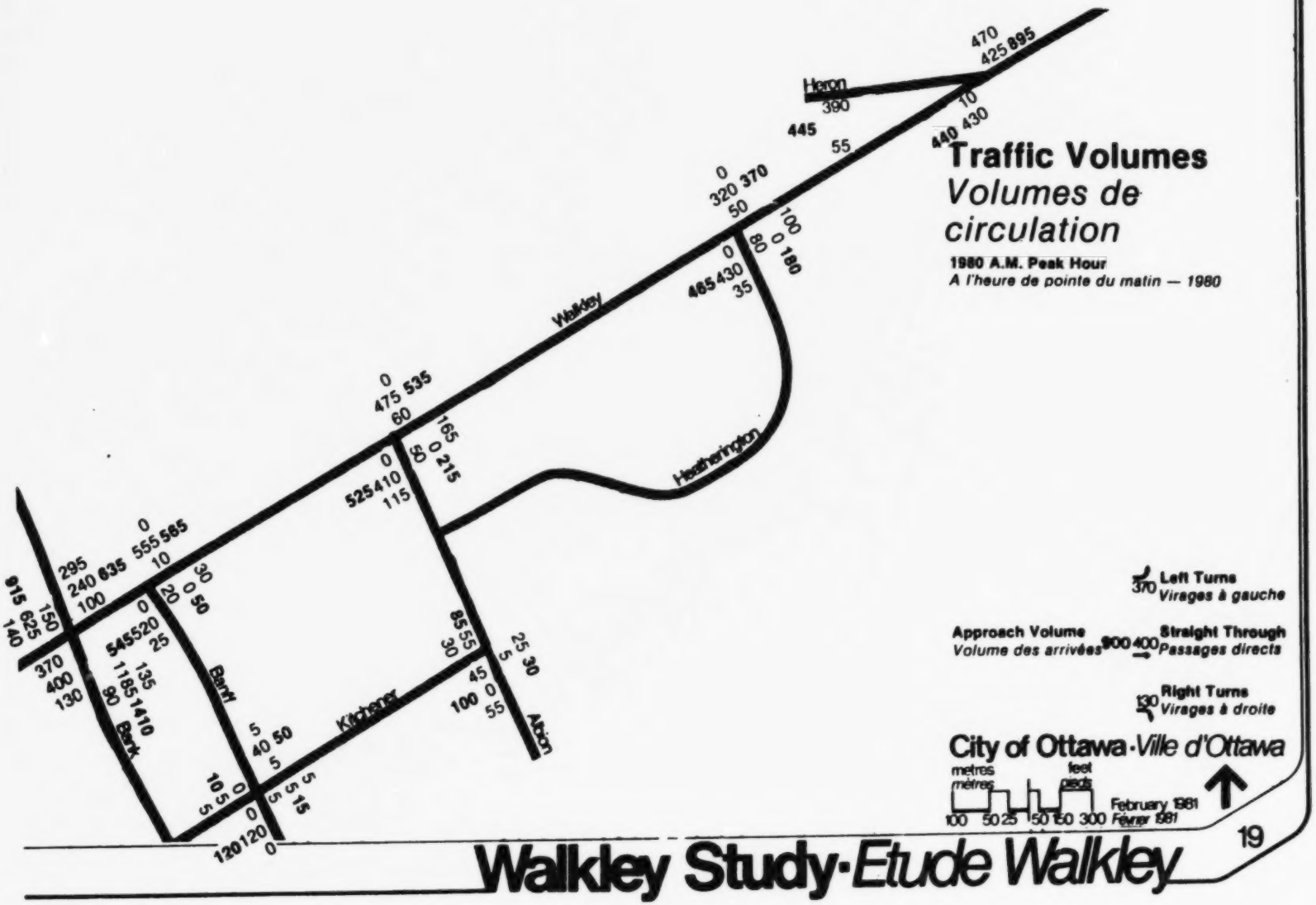
The City has contracted with the Transportation Planning Division of the Regional Municipality of Ottawa-Carleton to review the existing transportation conditions in Walkley. The results of the review are presented in this section. The Division will also help with transportation planning during the Study.

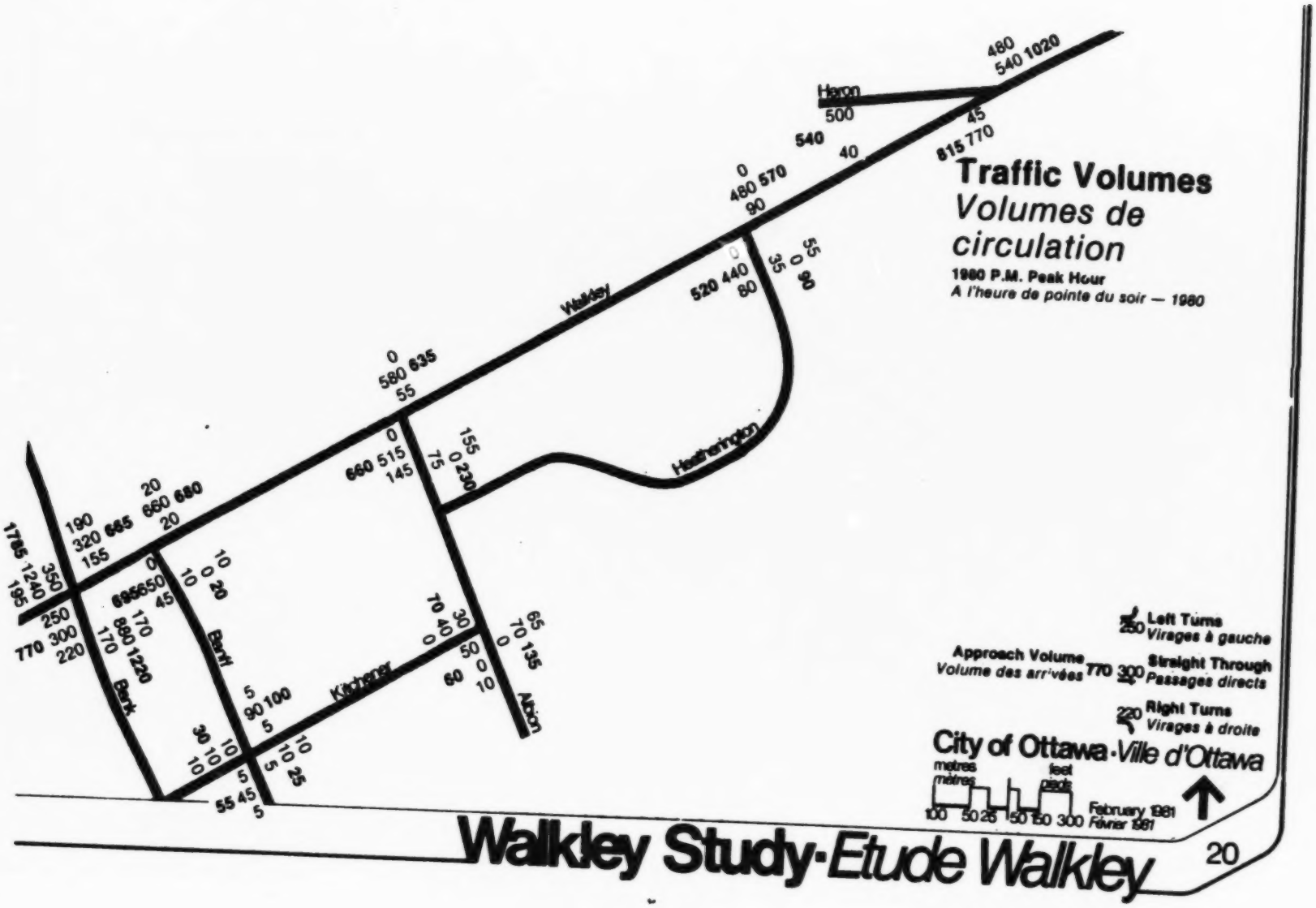
2. Classification of roads

Bank Street, Walkley Road and Heron Road are the major roads within the Walkley Area and also provide the principal means of access to it.

Bank Street runs north-south close to the western boundary of the Study Area and connects with most of the east-west streets in the area. Walkley Road runs east-west and forms the northern boundary of the Study Area. It connects with Bank Street on the west and Heron Road on the east. Heron Road runs in a northwest direction from the Study Area, connecting Walkley Road to Baseline Road via the Heron Road Bridge.

These three roads are also the truck routes in the area, the "existing major roads" as classified in the Regional Official Plan and the only streets in


Traffic Volumes
Volumes de circulation
1980 A.M. Peak Hour
A l'heure de pointe du matin — 1980
Left Turns
Virages à gauche
Approach Volume
Volume des arrivées
Straight Through
Passages directs
Right Turns
Virages à droite
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
100 50 25 150 150 300
February 1981
Février 1981
Walkley
Heron
Hetherington
Bank
Kirkwood
Acton
Walkley Study · Etude Walkley
19


Traffic Volumes
Volumes de circulation
1980 P.M. Peak Hour
A l'heure de pointe du soir — 1980
Walkley
Heron
Hetherington
Bank
Kirkaldy
Acton
Left Turns
Virages à gauche
Approach Volume
Volume des arrivées
Straight Through
Passages directs
Right Turns
Virages à droite
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
February 1981
Février 1981
Walkley Study · Etude Walkley
20

Walkley that are under Regional jurisdiction. (All other streets are considered local and are administered by the City.)

3. Traffic volumes (figures 19 and 20)

The figures show traffic counts at key intersections during the morning and evening peak hours, when the highest volumes of traffic were recorded during the survey for the Study.

The three Regional roads (Bank, Heron and Walkley) had two-way volumes in a range between 900 and 3000 vehicles during peak hours. Volumes on the other streets were much lower. Albion and Heatherington carried the only significant traffic (400 and 260 vehicles, two-way, respectively). All other roads carried less than 100 vehicles in the peak hour, which is considered appropriate for local residential streets.

4. Traffic and parking control (figures 21 and 22)

The only full intersection of Regional roads in the Study Area, at Bank and Walkley, is controlled by traffic signals. Local streets intersecting with a Regional road are controlled by stop signs except for two important intersections (Albion and Heatherington at Walkley) which have traffic signals.

The parking regulations shown in the second figure do not include such general regulations as the ban on parking and stopping near intersections, fire hydrants and bus stops.

5. Bus routes (figure 23)

The figure shows bus routes serving the Study Area as of Fall 1980. Some of these are routes which do not stop in the area.

Regular service routes which serve the area internally are the No. 1, which serves Bank Street, Walkley Road and Heatherington Road, and the No. 56, which serves Alta Vista Drive, Bank Street, Walkley Road and Heatherington Road. Regular service routes which do not serve the area internally are the No. 53, which serves Heron Road; the No. 62, which serves Alta Vista Drive, Bank Street, Walkley Road, Cedarwood Drive and Baycrest Drive; the No. 86, which serves Alta Vista Drive and Bank Street; and the Nos. 82 and 84, which serve Bank Street.

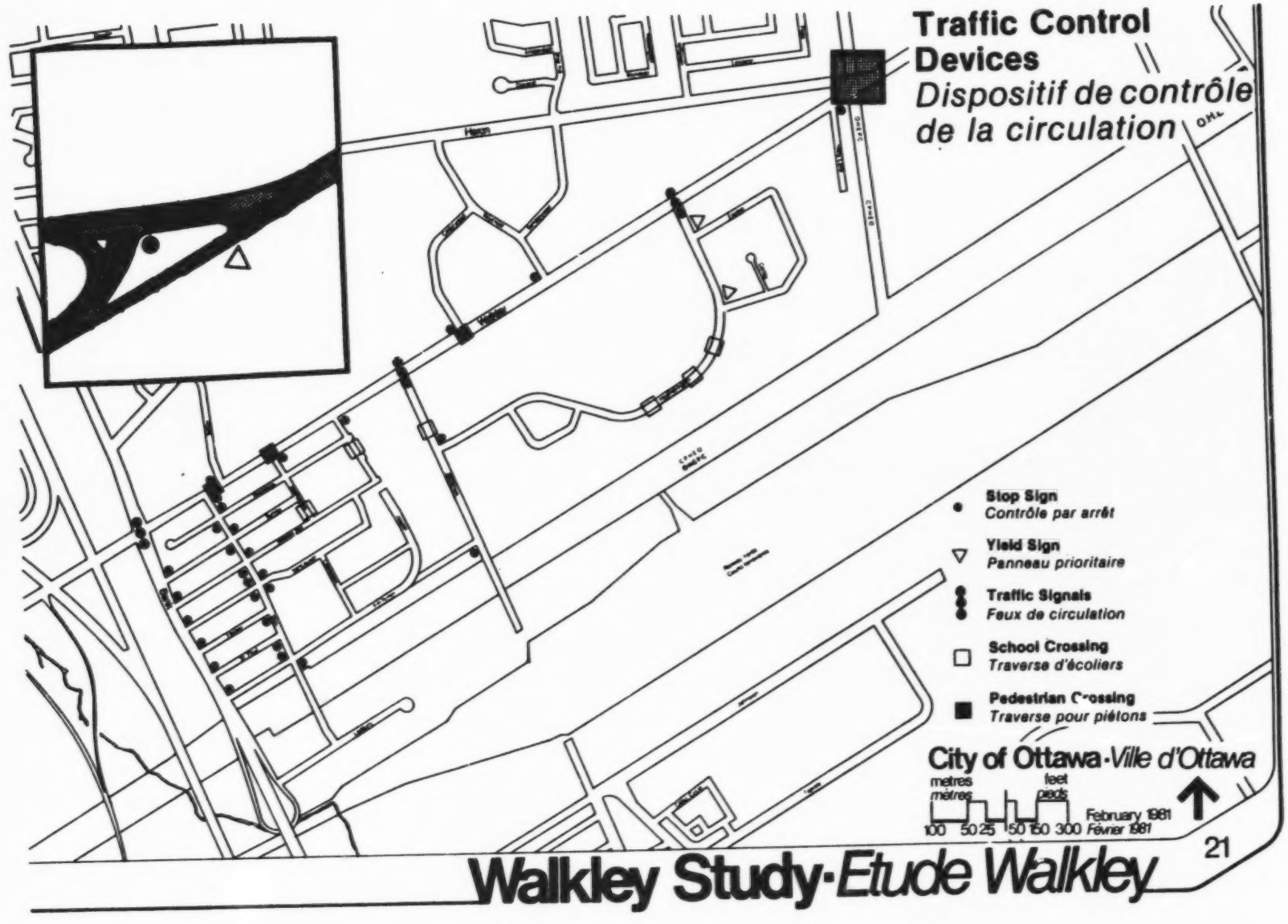
The only express route which serves the area internally is the No. 60, which serves Alta Vista Drive, Bank Street, Walkley Road, Heatherington Road, Cedarwood Drive and Sandalwood Drive. Other express routes which bypass the area on Bank Street are the Nos. 80, 81 and 190.

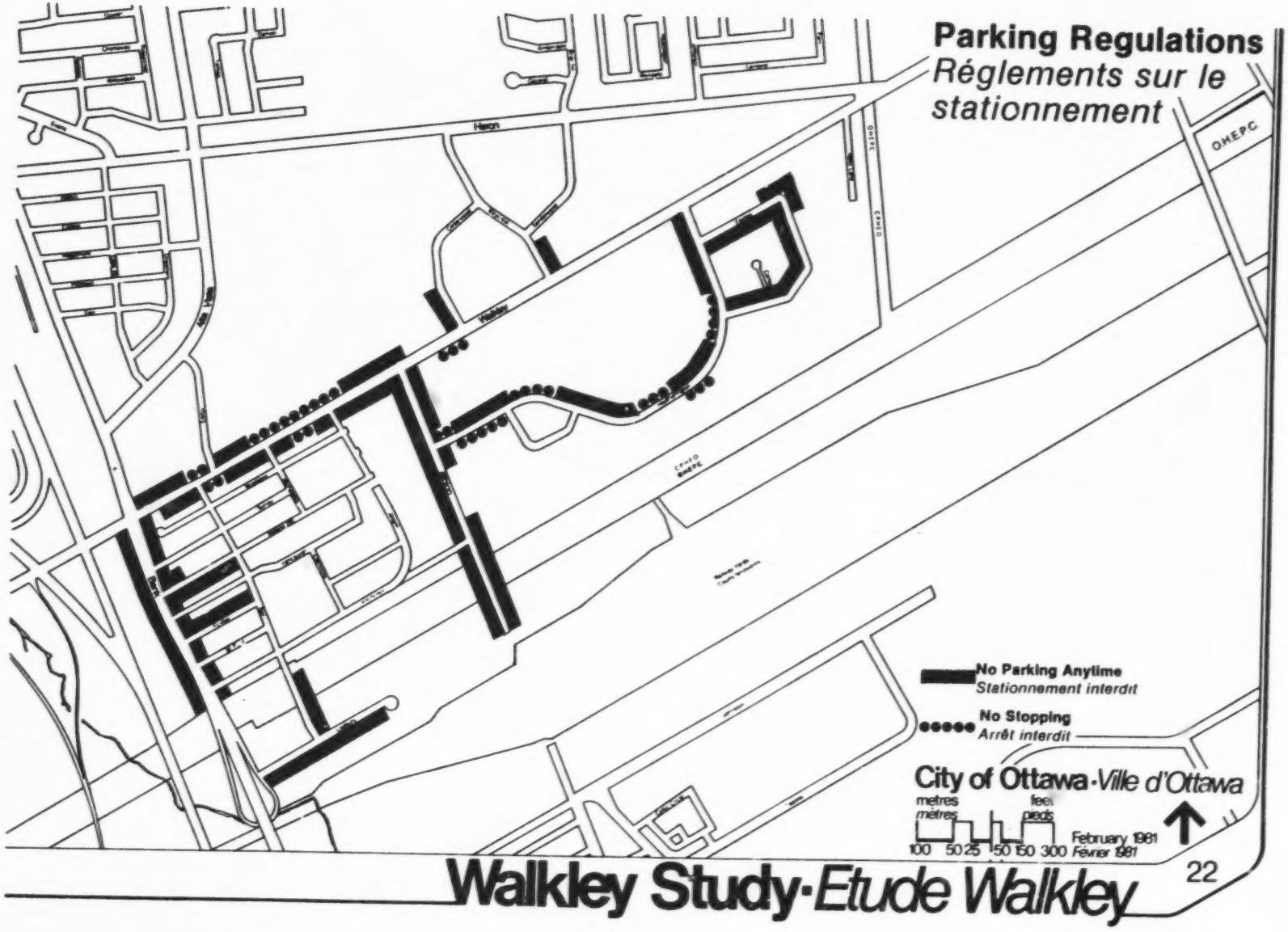
As for Sunday services, the A8 serves Bank Street, Walkley Road, Albion Road and Heatherington Road while the B8 serves Alta Vista Drive, Bank Street, Walkley Road and Heatherington Road. The C2 route serves Heron Road. Every alternate C2 bus is a C2X, which also serves Cedarwood Drive in addition to Heron Road. The A1 route serves Bank Street and does not service the Walkley Area internally.

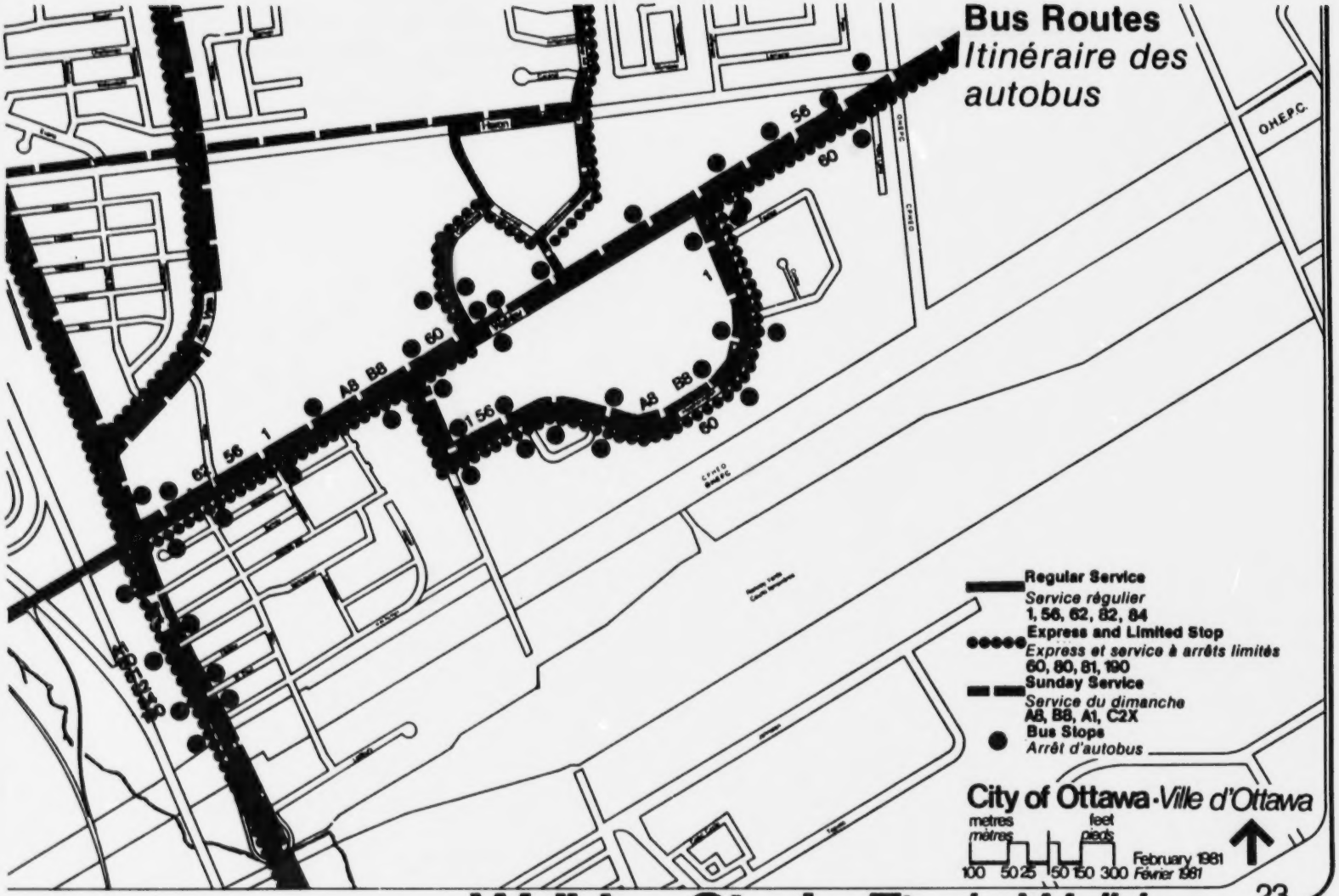
6. Accidents and injuries

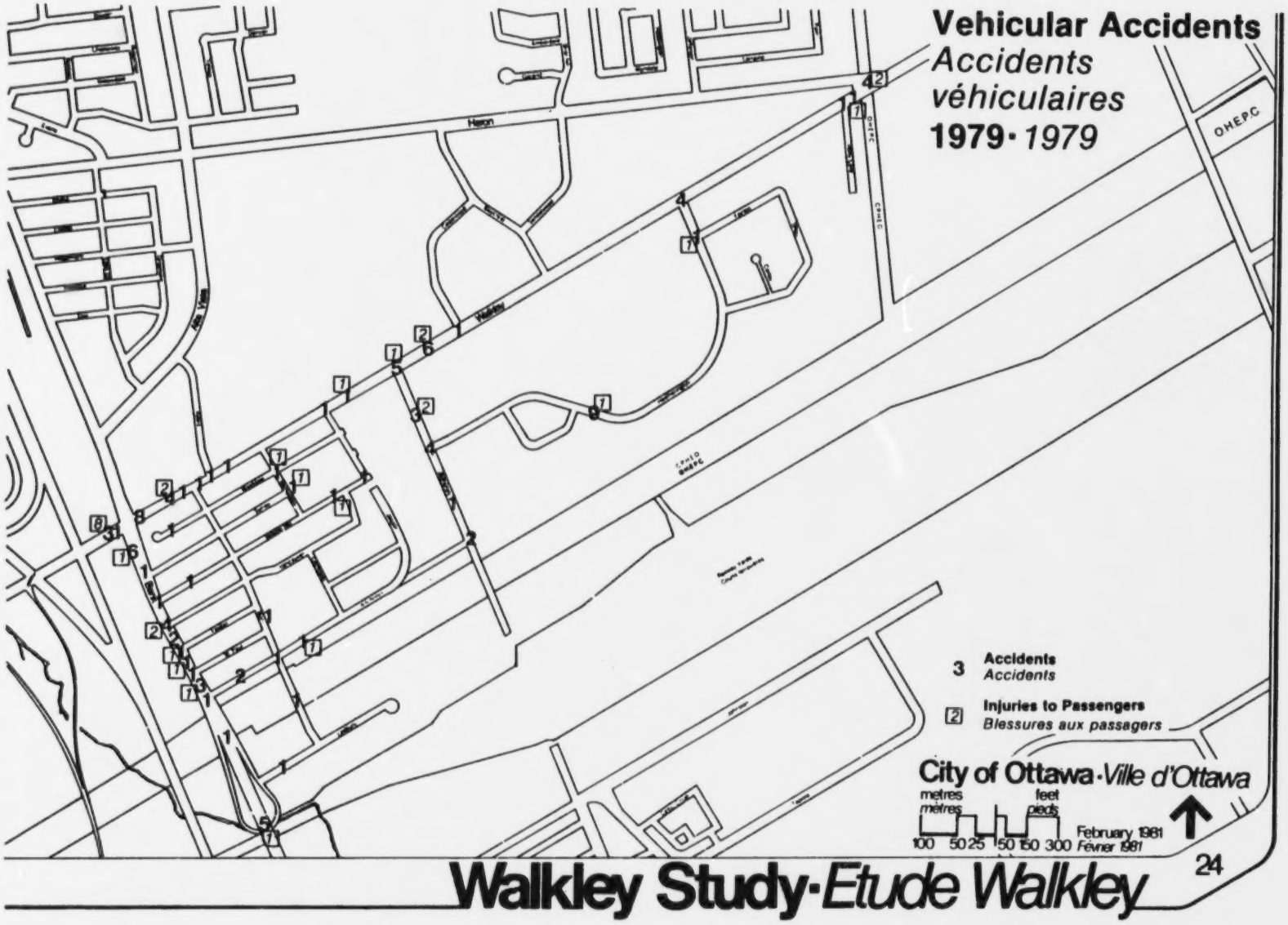
Figure 24 shows the location of all vehicle accidents reported to the police in 1979. At the time of writing, complete 1980 accident data was not available; however, data up to September 30, 1980 was examined and accident occurrences were similar to those of 1979.

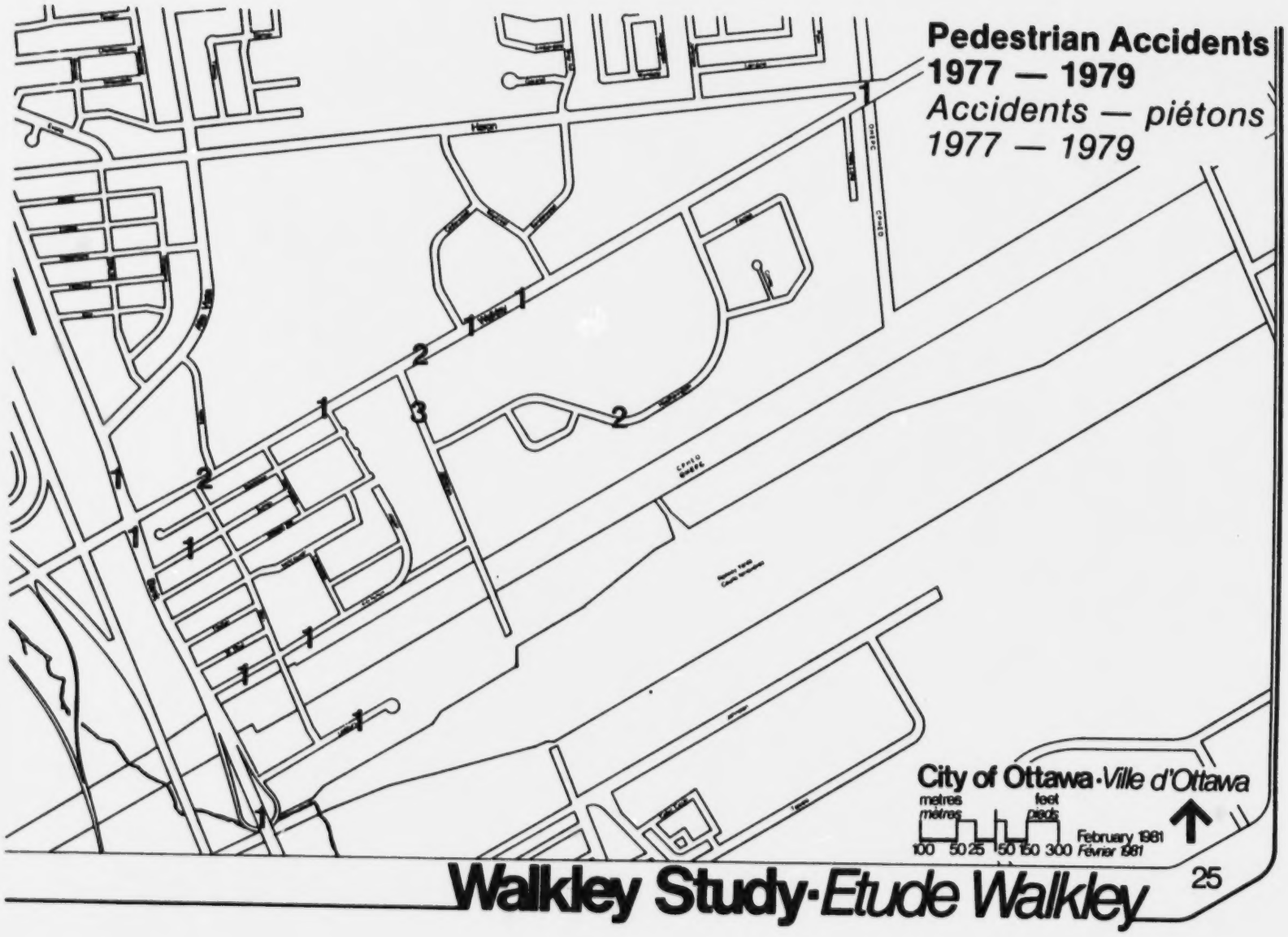
Although Provincial statutes require only those accidents which result in personal injury or damage exceeding $400 to be reported, the statistics also include less serious accidents which were investigated by the police.


Traffic Control Devices
Dispositif de contrôle de la circulation
Stop Sign
Contrôle par arrêt
Yield Sign
Panneau prioritaire
Traffic Signals
Feux de circulation
School Crossing
Traverse d'écoliers
Pedestrian Crossing
Traverse pour piétons
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
100 50 25 0 50 150 300
February 1981
Février 1981
21
Walkley Study · Etude Walkley


Parking Regulations
Réglements sur le stationnement
Heron
OHEPC
No Parking Anytime
Stationnement interdit
No Stopping
Arrêt interdit
City of Ottawa · Ville d'Ottawa
metres mètres
feet pieds
100 50 25 150 50 300
February 1981
Février 1981
Walkley Study · Etude Walkley
22


Bus Routes
Itinéraire des autobus
Regular Service
Service régulier
1, 56, 62, 82, 84
Express and Limited Stop
Express et service à arrêts limités
60, 80, 81, 190
Sunday Service
Service du dimanche
A8, B8, A1, C2X
Bus Stops
Arrêt d'autobus
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
100 50 25 0 50 150 300
February 1981
Février 1981
Walkley Study · Etude Walkley
23


Vehicular Accidents
Accidents
véhiculaires
1979 · 1979
Heron
OHEPC
CPR/CP
3 Accidents
Accidents
Injuries to Passengers
Blessures aux passagers
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
100 50 25 150 150 300
February 1981
Février 1981
24
Walkley Study · Etude Walkley


Pedestrian Accidents
1977 — 1979
Accidents — piétons
1977 — 1979
City of Ottawa · Ville d'Ottawa
metres
mètres
feet
pieds
100 50 25 50 150 300
February 1981
Février 1981
Walkley Study · Etude Walkley
25

Most of the accidents in the Walkley area occurred along the three Regional roads. The intersection of Bank Street and Walkley Road had the highest number of accidents (31).

Most of the accidents on local streets were at intersections with Regional roads; however, Heatherington Road had nine accidents between Albion Road and Walkley Road. All other accidents were scattered throughout the area.

Figure 25 shows pedestrian injuries that occurred as a result of pedestrian-vehicle collisions from 1977 to 1979 inclusive. There were no fatalities; Walkley Road had more injuries than any other street.

7. Additions and changes to the road system

The Regional Official Plan identifies two new roads and a transitway which are to pass close to the Walkley Area.

The Southern Parkway (Inner Ring Road) is proposed to run in an east-west direction just south of the Study Area. This major facility would ultimately connect Highway 417 on the east with the Western Parkway at Woodroffe Avenue.

The Alta Vista Parkway is a long-range north-south facility proposed to connect Conroy Road and Nicholas Street.

The Southeast Transitway, which will serve the Walkley Area, will connect King Edward Avenue to the proposd South Keys Major Activity Center via a route paralleling the Canadian National railroad line and the Airport Parkway.

Changes to existing streets, sidewalks and street lighting are shown in Figure 26. Street changes include widening to four lanes on Heron and Walkley, which are included in the Region's Five Year Capital Budget, and a resurfacing of Fairlea by the City. Sidewalk deficiencies are limited to Bank Street; although other areas in Walkley lack sidewalks, the local residents have not asked for them and the lack is not considered a problem. Street lighting, which is considered necessary, is lacking in parts of the Ellwood area and will be installed there starting with Jasper in 1981.

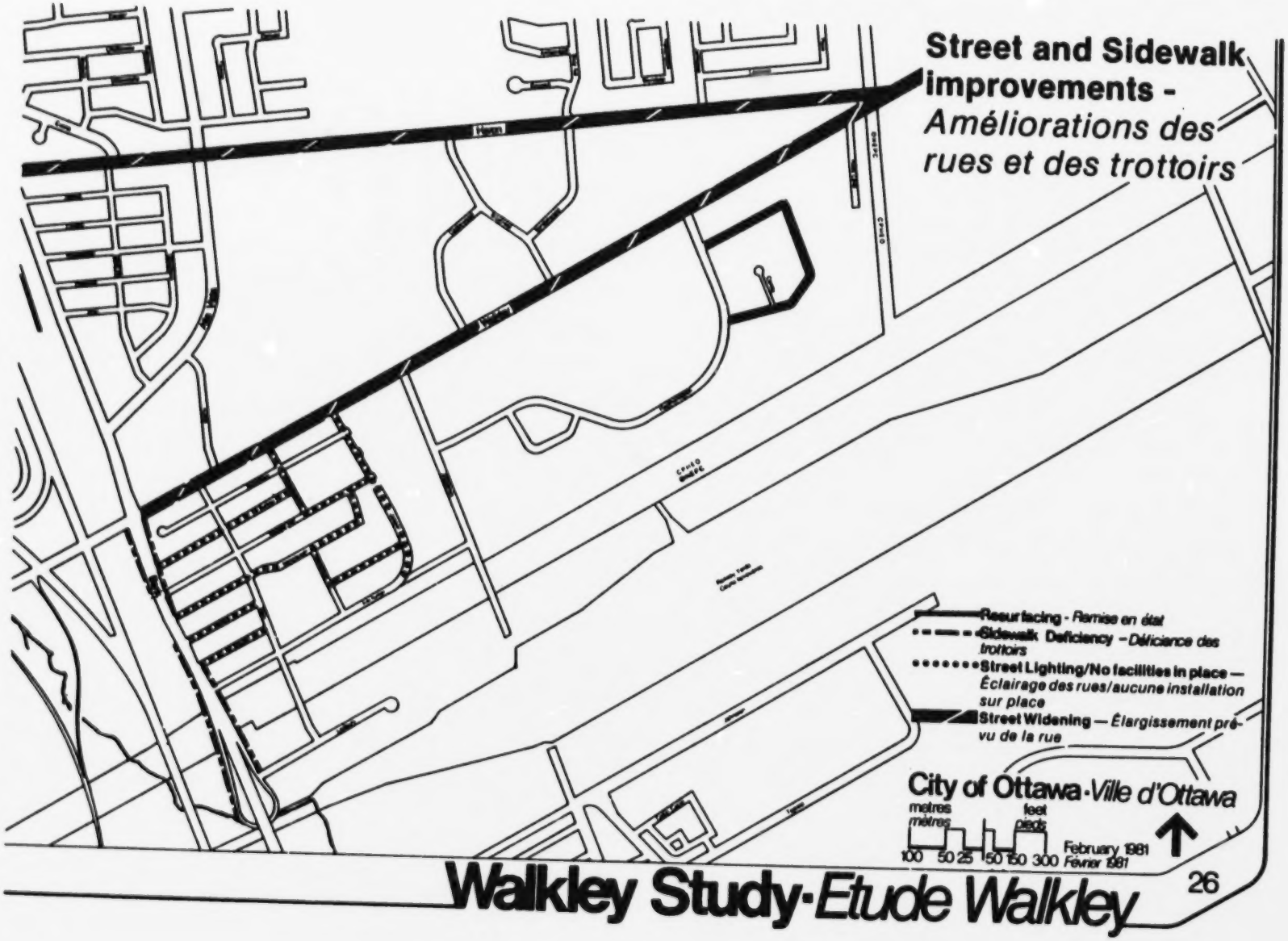
Possible Concerns

Few concerns have been identified in the course of data-gathering in Walkley because the area generally measures up to the standards used by the Regional Transportation Department for residential communities. Principles like routing through traffic and trucks around rather than through the community, providing a good network of bus routes and having adequate control devices at intersections have all been observed here. There is little need for a traffic plan like the Glebe's, with its one-way streets and dead ends, because such a plan is designed to produce the situation that already exists in Walkley.

Nevertheless, there will be ample opportunity during the Study for people to bring up their own concerns and avail themselves of the transportation planners' help in formulating solutions.

Some of the topics that might come up are the adequacy of bus service, especially for certain groups like children and the elderly; bicycle travel, especially for children; and better pedestrian access to the new shopping centre at Heron Gate.

A few specific concerns did arise in the course of data-gathering. New roads to service the industrially zoned areas have already been mentioned; al-


Street and Sidewalk improvements -
Améliorations des rues et des trottoirs
Resurfacing - Remise en état
Sidewalk Deficiency - Déficience des trottoirs
Street Lighting/No facilities in place — Éclairage des rues/aucune installation sur place
Street Widening — Élargissement prévu de la rue
City of Ottawa - Ville d'Ottawa
metres mètres
feet pieds
100 50 25 150 150 300
February 1981
Février 1981
Walkley Study - Etude Walkley
26

though it may be too early to plan some of these, the principles on which they should be based (minimal impact on residential areas, etc.) can be established now. On Bank Street, north-bound traffic can cause problems in turning left to the liquor store and other shops, and this should be reviewed. Finally, the question of whether Kitchener should be closed at Jasper has never been completely resolved, and this can take place during the Study as well.

VI. Parks (figure 27)

A description of overall recreational land (open space and parks) appeared above in the section on land use. It was noted that there is a considerable amount of such land in Walkley but that it is not all developed to its full recreational potential. A listing of individual parks in and near Walkley follows, with suggestions for improving them given under the heading of "Possible Concerns".

1. Heatherington Crescent Park (undeveloped)

Location: East end of Fairlea (formerly Heatherington Crescent)

Ownership: City of Ottawa and National Capital Commission

Size: 2.17 hectares (5.35 acres)

Park type: Neighbourhood

Existing facilities: None

Possible Concerns

This site is due for development in 1981 by the City. The type of facilities can be one of the subjects of the Study, as well as the size of the park.

2. Heatherington Road Park (partly developed)

Location: Heatherington Road next to Prince of Peace School

Ownership: City of Ottawa

Size: 3.45 hectares (8.52 acres)

Park type: Neighbourhood

Existing facilities:
- Fitness trail
- Small play structure
- Large play structure
- Games table
- Open play field (asphalt surface)
- Two tennis courts (located at Prince of Peace School)

Possible Concerns

This park could include some soccer fields and a skating rink if land could be made available on the adjoining lot. The latter is owned by the Ottawa Board of Education and was originally purchased as a school site, although there is no intention to build there now.

3. Ledbury Avenue Park

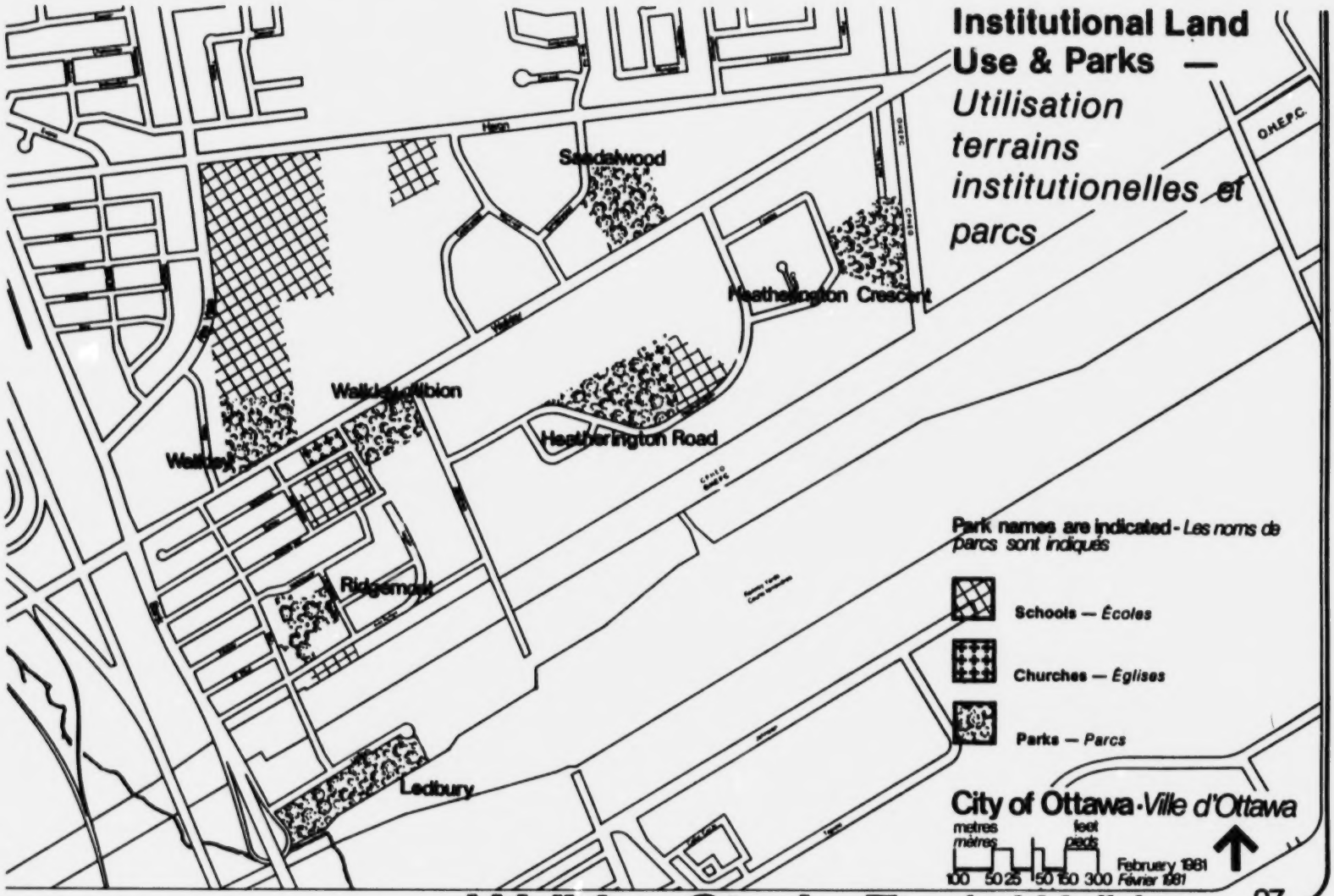
Location: Ledbury Avenue and Banff

Ownership: Leased to City by the National Capital Commission

Size: 2.90 hectares (7.17 acres)

Park type: Neighbourhood

Existing facilities:
- Ball diamond
- Outdoor rink
- Play equipment (traditional)
- Space for future soccer field


Institutional Land Use & Parks — Utilisation terrains institutionelles et parcs
Seedalwood
Heathrington Crescent
Walkley-Albion
Heatherington Road
Walkley
Ridgemont
Ledbury
O.H.E.P.C.
Park names are indicated - Les noms de parcs sont indiqués
Schools — Écoles
Churches — Églises
Parks — Parcs
City of Ottawa · Ville d'Ottawa
metres mètres
feet pieds
100 50 25 150 150 300
February 1981
Février 1981
Walkley Study · Etude Walkley
27

Possible Concerns

As noted earlier, this park is zoned for industry and its status should be clarified during the Study. In addition, the play equipment could be upgraded and the soccer field developed.

4. Ridgemont Park

Location: Vancouver and Banff

Ownership: City of Ottawa

Size: 2.0 hectares (4.93 acres)

Park type: Neighbourhood

Existing facilities:
- Ball diamond
- Outdoor rink
- Playground equipment
- Wading pool

Possible Concerns

A request has been made to the City for a tennis court at this location. There is also a problem with inadequate space, which could be solved by providing a pathway to the Hydro corridor just to the south; the latter has considerable potential for recreation.

5. Sandalwood Drive Park

Location: Sandalwood Drive between Walkley Road and Heron Road

Ownership: City of Ottawa

Size: 2.63 hectares (6.5 acres)

Park type: Neighbourhood

Existing facilities:
- Ball diamond
- Outdoor rink
- Creative play equipment
- Two tennis courts
- Multipurpose courts
- Field house

6. Walkley Park

Location: Walkley Road and Ayers

Ownership: City of Ottawa

Size: 3.04 hectares (7.5 acres)

Park type: Community level and city-wide

Existing facilities:
- Soccer field
- Arena
- Parking

Possible Concerns

Cars turning into or leaving the Park can cause traffic jams on Walkley Road, a busy two-lane street which provides the only access to the Park. The situation should improve when Walkley Road is widened to four lanes.

7. Walkley-Albion Park

Location: Walkley and Albion

Ownership: National Capital Commission

Size: 1.42 hectares (3.5 acres)

Park type: New community park; potential for a city-wide park

Existing facilities: Outdoor rink
Ball diamond
Play equipment

Possible Concerns

The play equipment is in poor condition and, as at Walkley Park, there have been complaints about auto access. Turning movements from Albion Road and the parking situation could be reviewed.

VII. Churches and Schools

1. Churches

St. Peter's Chapel, a Roman Catholic place of worship, adjoins Prince of Peace School on Heatherington Road. The Ottawa Citadel of the Salvation Army is at 1350 Walkley Road.

2. Schools

There are seven schools in and near the Walkley Area (Figure 28); details on them are given below. (There is also a nursery school which has a restricted enrollment; see section on social services.) The graph on school enrollments (Figure 29) indicates that three of the public schools have a problem with declining numbers, although neither school board plans to close any of these schools in the immediate future.

The descriptions that follow are intended primarily to set forth the available space and facilities that each school has. For information about the curriculum and other educational matters, inquiries should be made to the individual school or the school boards.

Public schools

Charles H. Hulse

Type: English-language elementary

Location: 2605 Alta Vista

Grades: Junior kindergarten to Grade 6

Capacity: 470 students

Staff: 15 teachers

Area: 3.82 hectares (9.44 acres)

Date of construction: 1954 (additions 1960 - 1969)

Interior facilities: Gymnasium
Library

Exterior facilities: Soccer field
Softball diamond
Play equipment (climbing structures, slides, balance beam)

Clifford Bowey

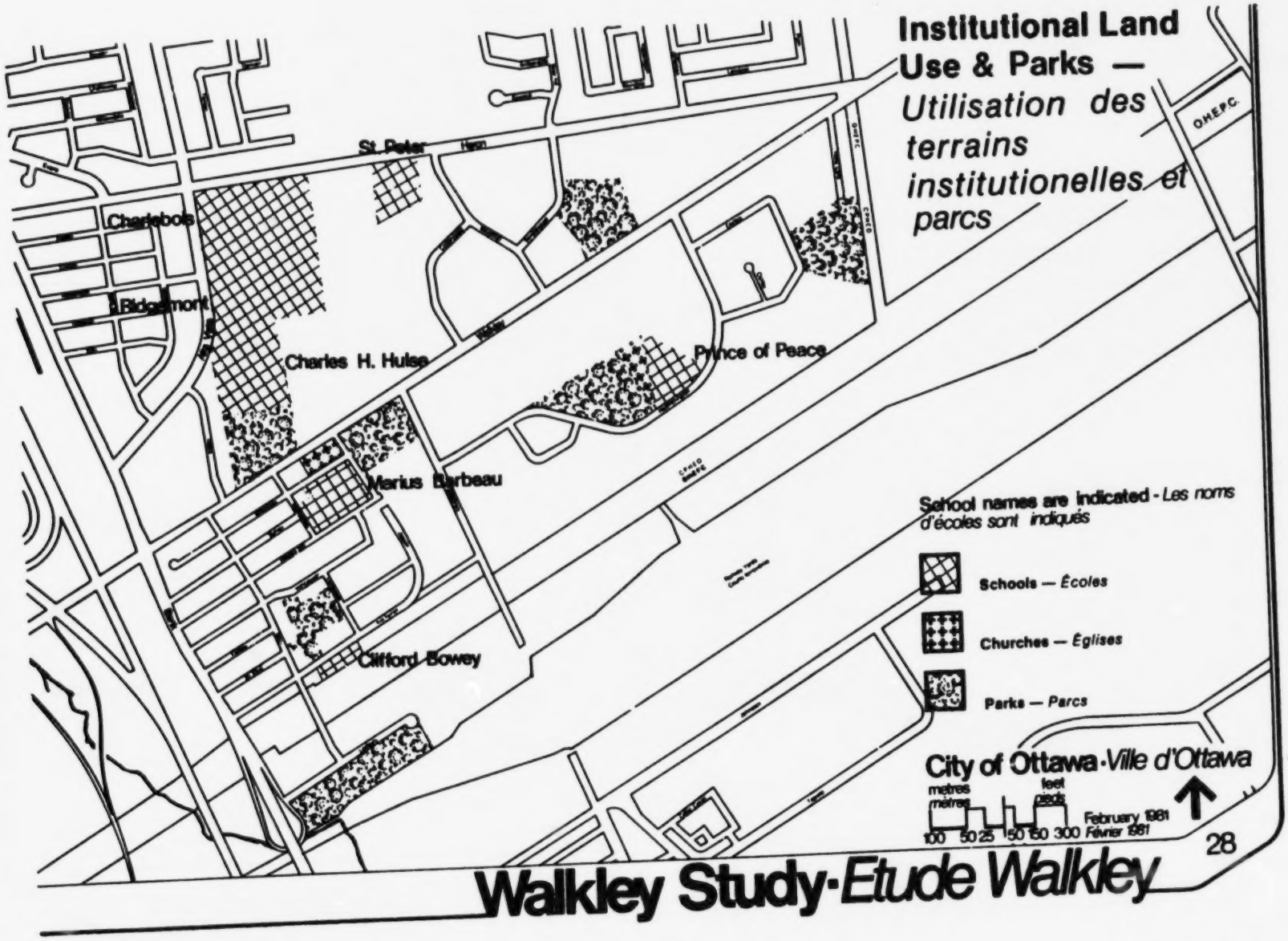
Type: Special English-language elementary (for retarded children)

Location: 1300 Kitchener

Grades: Primary through senior high school

Capacity: 148 students

Staff: 23 teachers


Institutional Land Use & Parks — Utilisation des terrains institutionelles et parcs
St. Peter
Charlebois
Bidgemont
Charles H. Hulse
Prince of Peace
Marius Barbeau
Clifford Bowey
O.H.E.P.C.
School names are indicated - Les noms d'écoles sont indiqués
Schools — Écoles
Churches — Églises
Parks — Parcs
City of Ottawa · Ville d'Ottawa
metres mètres
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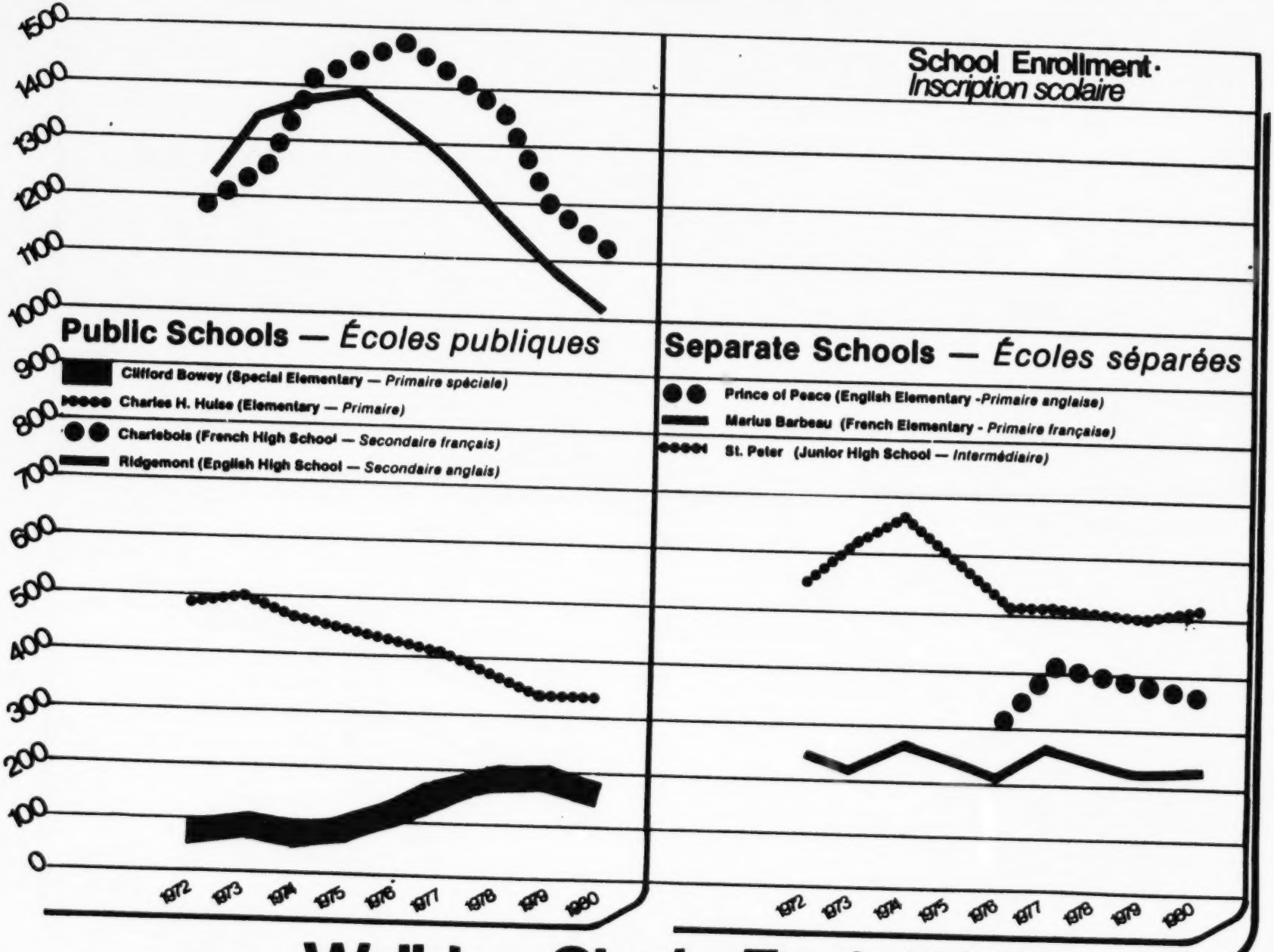
Walkley Study · Etude Walkley



Walkley Study-*Etude Walkley*

Area: .43 hectares (2.29 acres); an additional .28 hectares (.70 acres) is leased from Hydro

Date of construction: 1967

Interior facilities:
Double gymnasium
Swimming pool (to be built in 1981)

Exterior facilities:
Soccer field
Running track
Play equipment (climbing structure, dart board)

Charlebois

Type: French-language high school

Location: 2525 Alta Vista

Grades: 9 to 13

Capacity: 1292 students

Staff: 72 teachers

Area: 5.71 hectares (14.12 acres)

Date of construction: 1972

Interior facilities:
Gymnasiums (3)
Cafeteria
Library

Exterior facilities:
Running track
Large play area
Football field
Tennis courts

Ridgemont

Type: English-language high school

Location: 2597 Alta Vista

Grades: 9 to 13

Capacity: 1156 students

Staff: 62 teachers

Area: 6.07 hectares (15 acres)

Date of construction: 1958

Interior facilities:
Gymnasiums (3)
Cafeteria
Library
Learning resource centre

Exterior facilities:
Running track
Soccer field
Football field

Separate schools

Prince of Peace

Type: English-language elementary

Location: 1620 Heatherington

Grades: Junior kindergarten to Grade 6

Capacity: 530 students

Staff: 16 teachers

Area: 2.02 hectares (5 acres)

Date of construction: 1976

Interior facilities: Gymnasium
Cafeteria
Library
Special education room

Exterior facilities: Tennis courts (owned by City)
Play equipment (owned by City)

Marius Barbeau

Type: French-language elementary

Location: 1345 Nottinghill

Grades: Pre-kindergarten to Grade 8

Capacity: 410 students

Staff: 10 teachers

Area: 2.1 hectares (5.2 acres)

Date of construction: 1970

Interior facilities: Gymnasium
Library

Exterior facilities: Playground (leased from City)

Possible Concerns

There is a need for more outdoor facilities, as can be seen in comparison with the other schools in Walkley.

St. Peter

Type: English-language junior high school

Location: 1480 Heron Road

Grades: 7 to 10

Capacity: 640 students

Staff: 28 teachers

Area: 2.39 hectares (5.9 acres)

Date of construction: 1970

Interior facilities: Gymnasium
Cafeteria
Library
Conference room
Guidance and resource centre

Exterior facilities: Soccer field
Paved area

VIII. Social Services

As in the case of churches and schools, the social services listed here are not treated in detail. The aim is to present a brief description of the more important services available in the Walkley Area, with addresses and phone numbers. There are, of course, many more social services available outside the area; the Community Information Centre's Directory of Community Services: Ottawa-Carleton gives a broad listing. Within Walkley, there are many groups whose aim is primarily socializing; these could usefully be listed at a later time but are not included here. At the time of publication,

not enough information was available to present "possible concerns", but this kind of evaluation can be made during the Study.

Groups are listed alphabetically under the main (not necessarily the only) type of service which they provide.

1. Counselling

Outreach (Regional Municipality of Ottawa-Carleton)

Address: 1485 Heatherington
2378 Holly Lane
2483 Walkley

Phone: 523-7643
523-8063
521-1023

Service: Drop-in centre (no files are kept); counselling on a variety of problems.

2. Education, adults

Albion-Heatherington Community Board

Address: c/o 1442M Heatherington

Phone: 737-0878

Service: Classes for women to upgrade job and related skills; run by Algonquin College.

Community Minds and Resources

Address: 2483A Walkley

Phone: 521-1174

Service: Classes in job and homemaking skills, arts and crafts, etc. They also run a food co-operative which is looking for members.

Roads to Literacy

Address: 124 O'Connor Street

Phone: 235-4368

Service: Classes to upgrade basic reading and writing skills. They plan to set up a program soon in Walkley.

3. Emergency services

St. Peter's Social Action Committee

Address: 1640 Heatherington

Phone: 733-1553

Service: Provides clothing, food coupons, furniture repair, etc. to those in temporary need.

4. General social services

Social Services Department (Regional Municipality of Ottawa-Carleton)

Address: 1355 Bank

Phone: 563-2942

Service: Financial assistance for the needy and a variety of related services (home support, child care, help for the handicapped, etc.). Social workers make home visits for some of these services.

5. Health

Regional Health Unit (Regional Municipality of Ottawa-Carleton)

Address: 1827 Woodward Drive

Phone: 225-2223

Service: Visits to homes, schools and community centres to advise on disease, nutrition, mental health and related subjects.

6. Housing

Regional Housing Authority (Regional Municipality of Ottawa-Carleton)

Address: 1455 Heatherington

Phone: 521-6655

Service: Housing for families and elderly persons who are in need. Some space is also provided for community activities, although the demand exceeds the supply.

7. Recreation

Albion-Heatherington Community Board

Address: c/o 1442M Heatherington

Phone: 737-0878

Service: Variety of recreational programs (teen drop-ins, dances, sports, etc.)

Recreation Branch (City of Ottawa)

Address: 14 Tapiola Crescent

Phone: 523-3216

Service: Variety of programs (after four, craft classes, fitness, Sunday programs for families, teen drop-ins, etc.). Programs are held at several locations in Walkley.

8. Young people

Children's Aid Society of Ottawa-Carleton

Address: 1370 Bank Street

Phone: 733-0670

Service: Counselling, teaching, parental skills, adoption services, etc. Some home visits.

Heatherington Nursery School

Address: 1485 Heatherington

Phone: 733-6742

Service: Nursery school for public housing tenants eligible for subsidy. The school is filled to capacity and there is a waiting list.

Ottawa Board of Education

Address: 662 Lyon

Phone: 563-2211

Service: Home visits, counselling and related services for children whose home life is adversely affecting their schooling.

Ottawa Roman Catholic Separate School Board

Address: 140 Cumberland

Phone: 237-5660

Service: (Similar to Ottawa Board of Education's.)

Salvation Army

Address: 1350 Walkley

Phone: 731-0165

Service: After four program, summer day camp, Bible school and other programs for young people.

Youth Services Bureau

Address: 2380 Holly Lane

Phone: 731-0318

Service: Counselling and therapy provided via home visits, residence program, demonstration projects, etc.

IX. Utilities (figures 30)

1. Sewers

Storm and sanitary sewers are adequate for the present level of development in Walkley. There are, however, vacant lands which if developed would require additional servicing. The Ledbury Avenue sewer would need rebuilding if the land at the end of the street were developed. The Walkley Road storm sewer would also need to be enlarged (the road is due to be widened in 1982-1983) to accommodate nearby future growth. Sewers for the vacant land west of Holly Lane could be connected to the existing pipes near that area.

The City's Sewer Branch reports that flooding is not considered a problem in the Walkley Area. If there are any instances that are pointed out during the Study, they can be passed on to the Branch for correction.

2. Water

The water supply is adequate for future development except for one location. On Holly Lane, more pipe would have to be laid to provide sufficient volume for fire protection.

3. Gas

As the figure shows, Ellwood is the only significant sub-area in Walkley that is not serviced by Ottawa Gas. The company would be glad to install the system there if the new customers will pay for it. (Such installations are usually made in conjunction with road improvements.) Future growth is not a problem in the areas that have gas service.

4. Hydro

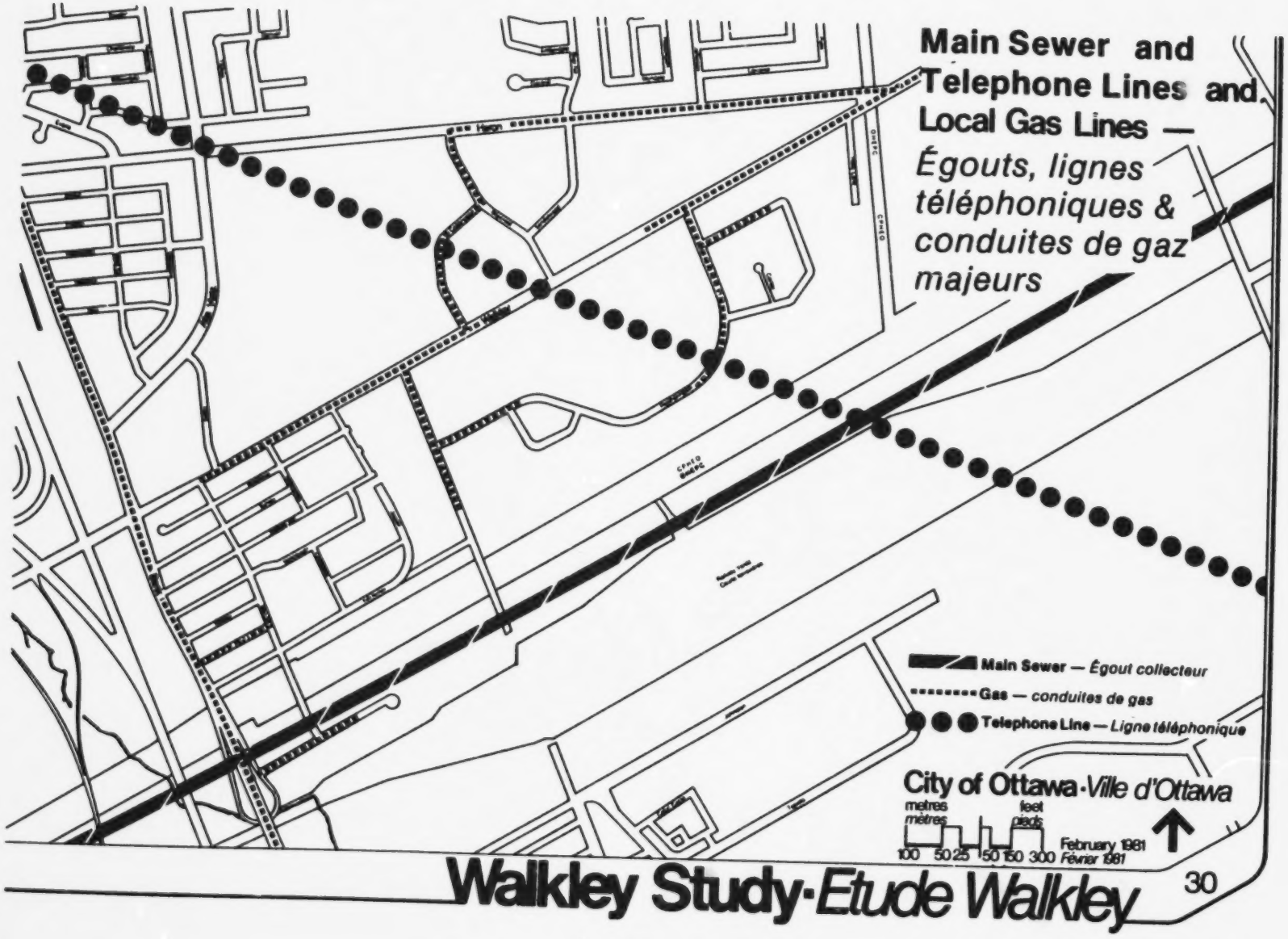
Ottawa Hydro reports that the power network can accommodate any future development in Walkley.

The existing pylons in the Hydro corridor north of the railway tracks are due to be replaced by taller structures carrying 500kv lines by 1985.

Ottawa Hydro has no plans to bury the existing overhead lines in Walkley because of the prohibitive cost.

5. Telephone service

Bell states that future development is not a problem for the present network.


Main Sewer and Telephone Lines and Local Gas Lines —
Égouts, lignes téléphoniques & conduites de gaz majeurs
Main Sewer — Égout collecteur
Gas — conduites de gas
Telephone Line — Ligne téléphonique
City of Ottawa · Ville d'Ottawa
metres mètres
feet pieds
100 50 25 0 50 150 300
February 1981
Février 1981
Walkley Study · Etude Walkley
30

POOR

QUALITY

ORIGINAL